

# LANGE & MCMAHON, PLC

## ATTORNEYS AT LAW

---

BENJAMIN M. LANGE\*  
AUSTIN J. MCMAHON  
JULIAN B. WEST

222 1<sup>ST</sup> STREET EAST  
INDEPENDENCE, IOWA 50644  
TELEPHONE 319-334-4488

WRITER'S E-MAIL  
[BEN@LANGEMCMAHON.COM](mailto:BEN@LANGEMCMAHON.COM)

December 23, 2025

Steve Gee Construction, Inc.  
2404 262<sup>nd</sup> Street  
Independence, IA 50644

RE: Title Opinion

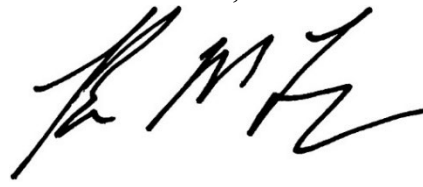
Dear Mr. Gee:

I have examined an abstract of title to the following described real estate, which is continued by Certified Title of Buchanan County to the 11<sup>th</sup> day of September 2025 at 8:00 A.M., to wit:

Beginning at the Southeast corner of Lot 5, Hummingbird Court at the Pines Second Addition to Independence, Buchanan County, Iowa, thence along the East line of said Hummingbird Court at the Pines Second Addition, N00°43'24" West, 45.49 feet; thence continuing along said East line N00°25'10" West, 269.98 feet to the Southwest corner of Lot 6 Goldfinch Court at the Pines First Addition, thence along the Southerly line of said Goldfinch Court at the Pines First Addition, N61°11'21" East, 736.70 feet, thence N65°25'41" East, 88.35 feet to the Southwest corner of Lot 4, Cardinal Court at the Pines, thence along the Southerly boundary of Cardinal Court at the Pines N81°16'41" East, 193.75 feet, thence N89°50'03" East, 263.16 feet to the West right-of-way line of 6<sup>th</sup> Avenue Southwest, thence along said West right-of-way line S00°09'57" East, 277.74 feet to the Northeast corner of Tract A of the Pines First Addition, thence along the Northerly line of said Pines First Addition S89°50'08" West, 251.57 feet, thence S61°22'57" West, 936.33 feet to the Northeast corner of Lot 1 of the Pines Second Addition, thence S75°25'08" West, 41.49 feet, thence N89°59'47" West, 65.11 feet to the point of beginning.

I find fee simple title to the above-described property described as The Pines Third Addition to the City of Independence, Buchanan County, Iowa to be in Steve Gee Construction, Inc. and that the land platted is free from encumbrance, except for a Deed of Trust to Security State Bank, dated April 25, 2016, filed April 26, 2016 as File No. 2016R01220 in the office of the Buchanan County Recorder.

Very truly yours,  
LANGE & MCMAHON, P.L.C.

By: 

Benjamin M. Lange