Book 2009 Page 450
Document 2009 450 Type 06 010 Pages 4
Date 2/03/2009 Time 4:08:19PM
Rec Amt $22.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Purchaser's Affidavit

(For Use With Property Purchased from an inter vivos trust)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 115
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Thomas J. Hanson
401 East Main Street, Manchester, IA 52057
Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Beverly L. Schneider
125 Crescent Drive
Manchester, Iowa 52057

Return Document To: (Name and complete address)
Thomas J. Hanson
401 East Main Street, Manchester, IA 52057
Phone: (563) 927-5920

Grantors:
Beverly Schneider

Grantees:
Beverly L. Schneider as Trustee of the Beverly L. Schneider Declaration of Trust Dated May 31, 2002.

Legal description: See Page 2 3 & 4

Document or instrument number of previously recorded documents:

© The Iowa State Bar Association 2005
IOWADOCS®

THE IOWA STATE BAR ASSOCIATION Official Form No. 115	Thomas J. Hanson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

PURCHASER'S AFFIDAVIT

(For use with property purchased from an inter vivos trust)

RE:

See Attached Legal Description

Under the Junior R. Schneider Declaration of Trust dated May 31, 2002 the herein described real estate passes to the surviving spouse, Beverly L. Schneider. At the request of Beverly L. Schneider said real estate is being conveyed directly to Beverly L. Schneider as Trustee of the Beverly L. Schneider Declaration of Trust dated May 31, 2002.

STATE OF IOWA, DELAWARE COUNTY, ss:

I, Beverly L. Schneider, being first duly sworn (or affirmed) under oath depose and state that I am (one of) (the ~~_____~~ of) the purchaser(s) of the real estate described above. The purchaser has relied upon the Affidavit from Beverly L. Schneider, dated the December 30, 2008. The purchaser has no notice or knowledge of any adverse claims arising out of the execution and recording of the deed from the trustee. This Affidavit is given to establish reliance on the Affidavit referred to above for all purposes contemplated under Iowa Code Section 614.14.

Dated this 30 day of December, 2008.

Beverly L. Schneider
Beverly L. Schneider Affiant

Signed and sworn to (or affirmed) before me on December 30, 2008, by Beverly L. Schneider

Notary Public in and for the State of Iowa
Commission Number 116040
My Commission Expires
September 22, 2010

Thomas J. Hanson, Notary Public

© The Iowa State Bar Association 2008
IOWADOCS®

An undivided one-half interest in and to the following described real estate located in Delaware County, Iowa:

Parcel #1:

That part of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the 5th P.M., Delaware County, Iowa, described as commencing at the Southeast Corner of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of said Section Twenty-three (23), thence North on the East line of said Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of said Section Twenty-three (23) to a point 1215.5 feet South of the Northeast Corner of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of said Section Twenty-three (23), thence North 43° 57' West a distance of 381.7 feet, thence North 65° 16' West a distance of 289.8 feet, thence North 66° 11' West a distance of 883.1 feet, more of less, to intersect the West line of said Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of Section Twenty-three (23), thence South along the West line of said Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) to the Southwest Corner thereof, thence East on the South line of the said Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of the Southeast Corner thereof, and the point of beginning.

Parcel #2:

The Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the 5th P.M., Delaware County, Iowa, except that part thereof described as commencing at the Northeast Corner of said Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of said Section Twenty-three (23), running thence South 0° 00' and along the East line of said Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) a distance of 422.7 feet, thence North 58° 55' West a distance of 371.4 feet, thence North 50° 43' West a distance of 365.9 feet to a point on the North line of said Northeast Quarter (NE¼) of the Southwest Quarter (SW¼), thence North 90° 00' East and along the North line of said Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of said Section Twenty-three (23) a distance of 601.5 feet more or less to the point of beginning.

Parcel #3:

That part of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) and the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the 5th P.M., Delaware County, Iowa, described as commencing at a point which is the Northwest Corner of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of said Section twenty-three (23), thence East along the North line of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) and the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) to the Northeast Corner of said Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of said Section Twenty-three (23), thence South 27° 52' West a distance of 549.9 feet, thence South 53° 01' West a distance of 784.9 feet, thence South 21° 08' West a distance of 138.1 feet, thence South 44° 11' West a distance of 100 feet, thence North 57° 40' West a distance of 129.9 feet, thence North 04° 02' West a distance of 463.1 feet, thence North 57° 42' West a distance of 170.3 feet, thence North 70° 22' West a distance of 191.9 feet, thence North 20° 42' West a distance of 257.1 feet, thence North 81° 6' West a distance of 254.7 feet, thence North 65° 26' West a distance of 217.3 feet, thence South 09° 35' West a distance of 259.8 feet, thence North 45° 22' West a distance of 344.6 feet, thence South 15° 21' West a distance of 246.0 feet, thence South 32° 37' West a distance of 148.9 feet, thence South 26° 9' East to a point on the South line of the North One-half (N½) of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of said Section Twenty-three (23), thence West along the South line of the North One-half (N½) of said Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of said Section Twenty-three (23) to the West line of said Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of said Section Twenty-three (23), thence North along the West line of said Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) to the Northwest Corner thereof and the point of beginning, all being in Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the 5th P.M., Delaware County, Iowa, subject to roadways and easements of record.

Parcel #4:

All lake frontage running to the waterfront and then at right angles to the middle of Lake Delhi, in respect to and adjoining the real estate described in Parcels 1, 2 and 3 above.