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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PURCHASER'S AFFIDAVIT
Recorder's Cover Sheet

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

Taxpayer Information:
Ricky J. and Roni L. Hilby, 1276 255th Street, Manchester, IA 52057

Return Address
Ricky J. and Roni L. Hilby, 1276 255th Street, Manchester, IA 52057

Grantors:
George M. Knipp and Mary M. Knipp Revocable Inter Vivos Trust

Grantees:
Ricky J. Hilby
Roni L. Hilby

Legal Description: See Page 3

PURCHASER'S AFFIDAVIT
(For use with property purchased from an inter vivos trust)

RE: See Attached Legal Description

STATE OF IOWA, COUNTY OF DELAWARE, ss:

I, Ricky J. Hilby, being first duly sworn (or affirmed) under oath depose and state that I am one of purchasers of the real estate described above. The purchaser has relied upon the Affidavits dated December 9, 2017 from Karol Johnson and Donald Reidy, Trustees of the George M. Knipp and Mary M. Knipp Revocable Inter Vivos Trust. 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 December 11, 2017.

Ricky J. Hilby

Ricky J. Hilby, Affiant

Signed and sworn to (or affirmed) before me on December 11, 2017, by Ricky J. Hilby.

Marvin Waterhouse

Signature of Notary Public

MARVIN W WATERHOUSE
Notarial Seal - Iowa
Commission # 406854
My Commission Expires 5-12-18

Legal Description –
Knipp Trust – Ricky and Roni Hilby

The South one-half (S½) of the Southwest Quarter (SW¼) of Section Thirty Five (35), Township Eighty Nine (89) North, Range Six (6), West of the Fifth P.M. except that part described as commencing at a point eight hundred seventy five (875.0) feet South of the Northeast corner of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼), and running thence South four hundred forty one and six-tenths (441.6) feet to the Southeast corner of said Southeast Quarter (SE¼) of the Southwest Quarter (SW¼), thence West four hundred forty (440.0) feet, thence North four hundred thirty eight and seven-tenths (438.7) feet, thence East four hundred forty and one-tenth (440.1) feet to the point of beginning; also except that part described as commencing at the Northeast corner of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of said Section Thirty Five (35), thence West thirty three (33.0) feet to the point of beginning, thence South 89° 34' West two hundred thirty five (235.0) feet, thence South 52° 14' West seventy six and one-tenth (76.1) feet, thence South two hundred fifty three and eight-tenths (253.8) feet, thence North 89° 34' East two hundred ninety five and two-tenths (295.2) feet to the West right of way line of unnamed primary highway (formerly U. S. Highway No. 20), thence North along said West line three hundred (300.0) feet to the point of beginning. The East line of the Southwest Quarter (SW¼) of said Section Thirty Five (35) is assumed to bear due North and South; also except the East two hundred sixty (260) feet of the West one thousand eight hundred twenty six (1826) feet of the North two hundred (200) feet of the South two hundred thirty three (233) feet of the South one-half (S½) of the Southwest Quarter (SW¼) of said Section Thirty Five (35), and also except all of Knipp's First Subdivision of the South one-half (S½) of the Southwest Quarter (SW¼) of Section Thirty Five (35), Township Eighty Nine (89) North, Range Six (6), West of the Fifth P.M., according to plat recorded in Book 3 Plats, Page 57

Courtesy of Abstract Company, Inc.