Recorded: 12/15/2022 at 2:41:46.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3663

PURCHASER'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: 319-334-3704

Taxpayer Information: Miranda S. Axline, 121 E Acers Street, Manchester, IA 52057

Return Document To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644

Grantors: Betty Jean Neuhaus Trust

Grantees: Miranda S. Axline

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A

PURCHASER'S AFFIDAVIT

RE: **That part of Orchard Lot described as commencing at a point 260 feet East of the Northwest Corner of said Orchard Lot, and running thence East 59 feet, thence South 315 feet, thence West 59 feet, thence North 315 feet to the point of beginning, in Henry Acers Addition to the City of Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 1.**

STATE OF IOWA, BUCHANAN COUNTY, ss:

I, Miranda S. Axline, a single person, being first duly sworn (or affirmed) under oath depose and state that I am the purchaser of the real estate described above. The purchaser has relied upon the Affidavit dated December 2, 2022, by Stacy Spratt aka Stacy Neuhaus, Trustee of the Betty Jean Neuhaus 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 15, 2022.

Miranda S. Axline, Affiant

Signed and sworn to (or affirmed) before me on Decmb 15, 2022, by Miranda S. Axline, a single person.

NOTARIAL SEAL IOWA
ANDREW J HAUBER
COMMISSION NO. 784331
MY COMMISSION EXPIRES
5/30/2023

Signature of Notary Public