Recorded: 1/13/2023 at 9:39:59.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 110

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: Joseph Axline and Nichole Axline aka Nicole Axline, 404 S Tama 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: Joseph Axline and Nichole Axline aka Nicole Axline

Legal Description: See Page 2

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

PURCHASER'S AFFIDAVIT

RE: **The West one half (W1/2) of Lot Two (2), Amsden's Second Addition to Manchester, Iowa, according to plat recorded in Book 19 L.D., page 336, and a piece of land described as commencing at the Northwest corner of said Lot Two (2) and running thence East four (4) rods, thence North ten (10) feet, thence West four (4) rods, thence South ten (10) feet to the place of beginning, same being a part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Thirty Two (32), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M.**

STATE OF IOWA, BUCHANAN COUNTY, ss:

We, Joseph Axline and Nichole Axline aka Nicole Axline, husband and wife, 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 13, 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: January 11, 2023

Joseph Axline, Affiant

Nichole Axline aka Nicole Axline, Affiant

Signed and sworn to (or affirmed) before me on January 11, 2023, by Joseph Axline and Nichole Axline aka Nicole Axline, husband and wife.

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

Signature of Notary Public