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INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 224-8815

Return document to and mail tax statements to:

ROBERTA J. BRIGHTMAN, 17130 Mourning Dove Drive, Earlham, Iowa 50072

File #MAC (rfb)

## AFFIDAVIT OF PURCHASER OF PROPERTY FROM INTER VIVOS TRUST

Legal: **An undivided one-quarter interest in and to:**

**The North Fractional Half of the Northeast Quarter (N ½ NE ¼) of Section 2, Township 74 North, Range 29, West of the 5<sup>th</sup> P.M., and the South Half of the Southeast Quarter (S ½ SE ¼) of Section 35 Township 75 North, Range 29, West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼) and in the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of said Section 35, containing 11.14 acres, as shown in Plat of Survey filed December 24, 2003 in Book 2003, Page 7490 of the Office of the Recorder of Madison County, Iowa**




I, **Roberta J. Brightman, Trustee of the Roberta J. Brightman Revocable Trust**, being first duly sworn upon my oath, do depose and state as follows:

1. I am the presently-acting Trustee of the Trust that is the prospective buyer of the above-described real estate.
2. I am relying on the Affidavit from **Mary Ann Gabbert Franzke, as Trustee of the Mary Ann Gabbert Franzke 2006 Trust**, pursuant to Iowa Code §614.14, regarding the continued existence of the Trust and the Trustee's power to convey the property.

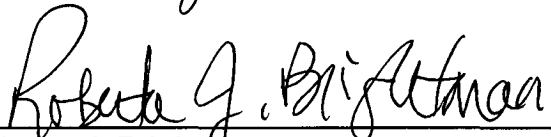
3. I have no notice or knowledge of any adverse claims arising out of the execution and recording of the Deed from the Trustee.
4. This Affidavit is given to establish reliance on the Affidavit referred to above for all purposes contemplated under Iowa Code § 614.14.

STATE OF Iowa )  
COUNTY OF Polk ) SS:

On this 7<sup>th</sup> day of May, 2020,  
before me the undersigned, a Notary Public in and for  
said State, personally appeared **Roberta J.  
Brightman, as Trustee of the Roberta J.  
Brightman Revocable Trust**, to me known to be the  
identical person named in and who executed the  
foregoing instrument and acknowledged that the  
person, as Trustee, executed the instrument as the  
voluntary act and deed of the Trust and of the  
Trustee.

  
\_\_\_\_\_  
Notary Public in and for said State

Dated: May 7, 2020

  
\_\_\_\_\_  
Roberta J. Brightman  
As Trustee of the Roberta J. Brightman  
Revocable Trust

