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INDX ANNO SCAN

LISA SMITH, COUNTY RECORDER MADISON COUNTY 10WA

CHEK

Frepared by: Mark V. Hanson, Hanson Law P.C., 2420 128th St., Urbandale, IA 50323 Prepared by: Mark V. Hanson, Hanson Law P.C., 2420 128th St., Urbandale, IA 50323 (515) 868-0450



AFFIDAVIT OF RELIANCE ON TRUSTEE'S AFFIDAVIT

15898335

Lot Forty (40) of Kephart's Addition to St. Charles, Plat No. 2, a Subdivision in the City of St. Charles, Madison County, Iowa AND Parcel "40L" located in the Southeast Quarter of the Northeast Quarter (SE ¼ NE ¼) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, containing 0.488 acres, as shown in Plat of Survey filed in Book 2, Page 336 on January 29, 1998 in the Office of the Recorder of Madison County, Iowa.

Locally known as: 406 West Carpenter St., Saint Charles, IA 50240

State of Iowa County of: ss	
I, Andrew D. Hobart personal knowledge that:	, being first duly sworn and under oath state of my

- 1. I am the purchaser of the above described real estate from <u>Dale Beaman & M. Kathleen</u> <u>Beaman, as Trustees of the BK Family Trust, dated August 26, 2019</u>
- 2. In conjunction with the purchase, the trustee provided me with a Trustee's Affidavit in compliance with Iowa Title Standard 4.7 and Iowa Code 614.14(3) (1999).
- 3. I relied on that affidavit and 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 Section 614.14.

Dated October $\sqrt{3}$, 2020

Andrew D. Hobart

Sworn to and subscribed before me by Andrew D. Hobart

on October

7// 2020

JOSEPH W. COPPOLA III
Commission Number 739531
My Commission Expires
March 08, 2021

Notary Public in and for the State of Iowa