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INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**PURCHASER'S AFFIDAVIT
Recorder's Cover Sheet**

Preparer Information:

Mark L. Smith, PO Box 230, Winterset, IA 50273, (515)462-3731

Taxpayer Information:

Joni J. Hopkins, 837 NE 4th St., Earlham, IA 50072

Return Document To:

✓ Mark L. Smith, PO Box 230, Winterset, IA 50273, (515)462-3731

Grantors:

Joni J. Hopkins

Grantees:

Marty M. Marker, Joni J. Hopkins, Karla K. Peiffer, Robert Reid Hester and Lynn L. Woollums.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



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

RE: See attached legal

STATE OF IOWA, MADISON COUNTY, ss:

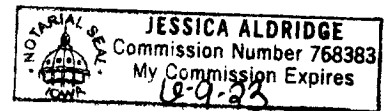
I, Joni J. Hopkins, being first duly sworn (or affirmed) under oath depose and state that I am of the real estate described above. The purchaser has relied upon the Affidavit dated 12/21/2020, from Joni J. Hopkins, trustee of the Robert and Helen Hester Revocable trust. The purchaser has no notice or 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 12/21/2020

Joni J. Hopkins
Joni J. Hopkins, Affiant

Signed and sworn to (or affirmed) before me on 12/21/2020 by Joni J. Hopkins.

Jessica Aldridge
Signature of Notary Public



The South 46.17 acres of the North 66.17 acres of the East Half (½) of the Northeast Quarter (¼) of Section One (1), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., City of Earlham, Madison County, Iowa, **EXCEPT** the following described tracts, to-wit:

1. A tract of land located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section One (1), being more particularly described as follows, to-wit: Beginning at a point West 1321.3 feet, North 0°28' West, 362.3 feet and North 89°32' East, 33.0 feet of the Northeast corner of the Southeast Quarter (¼) of said Section One (1), said point being on the East right-of-way line of a Madison County secondary road, thence North 0°28' West, 75.0 feet, thence North 89°32' East, 100.0 feet, thence South 0°28' East, 75.0 feet, thence South 89°32' West 100.0 feet to the point of beginning, containing 0.17 acres, more or less;
2. A tract of land located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section One (1), being more particularly described as follows to-wit: Commencing at the Southeast Corner of the South 46.17 acres of the North 66.17 acres of the East Half (½) of the Northeast Quarter (¼) of said Section One (1), thence North 858 feet, thence West 660 feet, thence South 858 feet, thence East 660 feet to the point of beginning, containing 13 acres, more or less;
3. Parcel "A" located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section One (1), located in and forming a part of the City of Earlham, Madison County, Iowa, being more particularly described as follows, to-wit: Commencing at the Southwest corner of the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section One (1), thence North 0°00'00" East along the West line of the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section One (1), 488.88 feet to the point of beginning; thence South 89°26'23" East, 443.75 feet; thence North 00°05'48" West, 733.71 feet; thence South 88°49'17" East, 220.00 feet to a point in an existing fence; thence South 00°05'48" East along an existing fence, 856.34 feet; thence North 89°26'23" West, 530.92 feet; thence North 0°00'00" East 75.00 feet; thence North 89°26'23" West, 133.00 feet to a point on the West line of the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section One (1); thence North 0°00'00" East along the West line of the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section One (1), 50.00 feet to the point of beginning. Said parcel contains 5.374 acres;
4. Parcel "B" located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section One (1), containing 2.829 acres as shown in Plat of Survey filed in Book 2001, Page 5043 on November 8, 2001, in the Office of the Recorder of Madison County, Iowa;

AND

The West Half (½) of the Northwest Quarter (¼) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, **EXCEPT** Parcel "A" located in the Northwest Quarter (¼) of the Northwest Quarter (¼) of said Section Thirty-four (34), containing 4.55 acres, as shown in Plat of Survey filed in Book 2, Page 485 on July 18, 1994 in the Office of the Recorder of Madison County, Iowa; **AND** the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa,