



Document 2021 375

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



**PURCHASER'S AFFIDAVIT**

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 115  
Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Jerrold B. Oliver, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

Phone: (515) 462-3731

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**Taxpayer Information:** (Name and complete address)

Hugo Guaman and Mariana Espinoza, 2707 67th Street, Des Moines, IA 50322

**E** **Return Document To:** (Name and complete address)

Hugo Guaman and Mariana Espinoza, 2707 67th Street, Des Moines, IA 50322

**Grantors:**

Hugo Guaman

**Grantees:**

Stephen P. Nehring

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



PURCHASER'S AFFIDAVIT

RE: See description attached.

STATE OF IOWA, COUNTY OF MADISON, ss:

I, Hugo Guaman, being first duly sworn (or affirmed) under oath depose and state that I am (one of) the purchaser(s) of the real estate described above. The purchaser has relied upon the Affidavit dated on 1/19/21, from Stephen P. Nehring, trustee of the Nehring 2016 Revocable Trust 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 1-28-2021

Hugo Guaman, Affiant

Signed and sworn to (or affirmed) before me on 1-28-2021 by Hugo Guaman



Signature of Notary Public

The West Half (1/2) of the Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, **EXCEPT**, a tract of land located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twelve (12), more particularly described as follows, to-wit: Commencing at a point 1,930.18 West and 44.97 feet South of the East Quarter (1/4) corner of said Section Twelve (12), which point is on the South right-of-way line of Iowa Highway No. 400; thence South 234.30 feet, thence North 87°53' West 758 feet to the West line of the Southeast Quarter (1/4) of said Section Twelve (12), thence North 7°06' East 203.70 feet to Iowa Highway No. 400 right-of-way, thence North 83°16' East 172.63 feet, thence North 89°51' East 82.58 feet, thence South 81°41' East 49.24 feet, thence Easterly 403.23 feet along a 12431.8 feet radius curve concave Southerly with a 403.17 feet chord bearing South 88°49' East, thence South 87°53' East 23.50 feet to the point of beginning, containing 3.8702 acres; **AND EXCEPT** all that part of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twelve (12) conveyed for road purposes.

