

**BK: 2021 PG: 4540**  
**Recorded: 11/2/2021 at 9:51:14.0 AM**  
**Pages 4**  
**County Recording Fee: \$22.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$25.00**  
**Revenue Tax:**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

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

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

Paul E. Carey, 666 Grand Avenue, Suite 2000, Des Moines, IA 50309, Telephone: (515) 242-2400

**Taxpayer Information:**

Anne E. Schafer, 7566 Tupelo Cove, San Diego, CA 92126

**Return Document To:**

Paul E. Carey, 666 Grand Avenue, Suite 2000, Des Moines, IA 50309

**Grantors:**

Anne E. Schafer as Trustee of the Fred R. Hunter Trust U/A/D October 2, 1962, as amended

**Grantees:**

Anne E. Schafer

**Legal Description:** See Exhibit "A"

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

**PURCHASER'S AFFIDAVIT**

(For use with property purchased from an inter vivos trust)

RE: SEE EXHIBIT A ATTACHED HERETO

STATE OF CALIFORNIA COUNTY OF SAN DIEGO, ss:

I, Anne E. Schafer ("Grantee"), being first duly sworn (or affirmed) under oath depose and state that Grantee is the sole grantee of that certain real estate described in Exhibit "A" attached hereto and hereby incorporated by this reference (the "Real Estate").

Grantee has relied upon the Individual Trustee Affidavit dated October 28, 2021, from Anne E. Schafer, as Trustee (the "Trustee") of the Fred R. Hunter Trust U/A DTD October 2, 1962, as amended (the "Trust"), and filed of record in the Office of the Madison County Recorder on October 29, 2021, in Book 2021, at Page 4504.

The Grantee has no notice or knowledge of any adverse claims arising out of the execution and recording of the deed from the Trustee on behalf of the Trust. This Affidavit is given to establish reliance on the Affidavit referred to above for all purposes contemplated under Iowa Code Section 614.14.

Dated this 28<sup>th</sup> day of October, 2021.

Anne E. Schafer Affiant  
Anne E. Schafer, Affiant

Signed and sworn to (or affirmed) before me on October 28, 2021, by Anne E. Schafer.

PAJAA ABOLHOSNI  
NOTARY PUBLIC  
SAN DIEGO - CA

\_\_\_\_\_  
Signature of Notary Public

THE NOTARIAL ACT  
OF CALIFORNIA  
STATE IS ATTACHED

**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

**GOVERNMENT CODE § 8202**

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

~~\_\_\_\_\_  
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*Signature of Document Signer No. 1*

*Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
 County of San Diego

Subscribed and sworn to (or affirmed) before me  
 on this 28<sup>th</sup> day of Oct., 2021  
 by Date Month Year

(1) Anne E. Schafer

(and (2) \_\_\_\_\_),  
*Name(s) of Signer(s)*



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Rajaa Abolhosn  
*Signature of Notary Public*

Seal  
 Place Notary Seal Above

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

Description of Attached Document

Exhibit A Attached.

Title or Type of Document: Purchaser's Affidavit Document Date: 10/28/2021

Number of Pages: 3 Signer(s) Other Than Named Above: \_\_\_\_\_

## Exhibit A

The East Fractional Half (1/2) of the Northeast Quarter (1/4) of Section Six (6), in Township Seventy-Seven (77) North, Range Twenty-Eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa **EXCEPT:**

Parcel "B" being a part of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and a part of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  all being in Section 6, Township 77 North, Range 28 West of the 5<sup>TH</sup> P.M., Madison County, Iowa and described as follows: Commencing at the center of the section of said Section 6; thence South 89°40'36" East along the South line of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 6, 1320.27 feet to the Southwest Corner of said Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; thence North 00°08'03" East along the West line of said Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , 700.01 feet to the point of beginning; thence continuing North 00°08'03" East along said West line, 673.14 feet; thence South 82°46'56" East, 39.06 feet; thence South 41°59'15" East, 77.85 feet; thence South 59°40'16" East, 198.70 feet; thence North 80°02'45" East, 98.81 feet; thence South 00°08'03" West, 529.14 feet; thence North 89°40'36" West, 360.00 feet to the point of beginning and containing 4.74 acres (206,401 S.F.) more or less, being the same parcel conveyed to Earlham Development Commission pursuant to a Trustee Warranty Deed, filed of record in the Office of the Madison County Recorder on October 10, 2001, in Book 2001 at Page 4569, and re-recorded on October 15, 2001, in Book 2001 at Page 4646.

Subject to easements, covenants, restrictions, and other matters of record.