
Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Return: AJS Farms, LLC, 1265 S. Wildfire Avenue West Des Moines, IA 50266

AFFIDAVIT OF PURCHASER

STATE OF Iowa)
) ss:
COUNTY OF Des Moines)

Re: The East Half (1/2) of the Southwest Quarter (1/4) and the Southeast Quarter (1/4) of Section Seventeen (17), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; AND the South Half (1/2) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; EXCEPT a tract of land located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Sixteen (16), more particularly described as follows, to-wit: Commencing at the center of said Section Sixteen (16), thence Westerly from the center of said Section Sixteen (16) along the East-West Centerline a distance of 480 feet to the West edge of the former Chicago Rock Island and Pacific Railroad Company Right-of-Way, thence Southerly along said Westerly Right-of-Way line 100 Feet, thence Easterly from the previously described line 30 feet to a point in the right of way 45 feet from the centerline of the former track, thence Northerly from the previously described line and parallel to said right-of-way 100 feet, thence Westerly along said East-West centerline of said Section Sixteen (16) 30 feet to the Point of Beginning. Said Parcel contains 3,000 square feet or 0.06 acres more or less; AND the North Half (1/2) of the Northwest Quarter (1/4) and the Northeast Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; AND all that part of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-one (21), lying Northeasterly of a line drawn 100 feet Southwesterly from and parallel with the located main track centerline of the Chicago, Rock Island & Pacific Railroad Company's Earlham to Winterset line as now staked and located on over and across said above described land, said main track centerline being more particularly described as beginning at a point in the North line of said Northeast Quarter (1/4) of the Southeast Quarter (1/4), 196.7 feet West of the Northeast corner thereof, thence Southeasterly 297.7 feet to a point in the East line of said Northeast Quarter (1/4) of the Southeast Quarter (1/4), 224.0 feet South of the Northeast corner thereof, containing 1.41 acres more or less.

I, Aaron Sligh, being first duly sworn and under oath state of my personal knowledge that:

1. AJS Farms, LLC is the Purchaser of the real estate described above.
2. The Purchaser has relied upon the Affidavit dated 11/24, 2021, from Ronald E. Mason Jr. and Maria Linda Hunter, Trustees of the Ronald E. Mason Revocable Trust, dated November 18, 1999.
3. I am authorized to execute this Affidavit as a member/manager of AJS Farms, LLC with personal knowledge of the facts contained herein.
4. The Purchaser has no notice of knowledge of any adverse claims arising out of the execution recording of the Deed from the Trustee's Affidavit as given to establish reliance on the Affidavit referred to above for all purposes contemplated under Iowa Code §614.14.

Dated: December 3 2021

STATE OF Iowa)
) ss:
COUNTY OF Decatur)

AJS Farms, LLC

By: [Signature]

Name: Aaron Sligh

Title: Member Manager AJS Farms

Signed and sworn to (or affirmed) before me on 12-3-21, 2021, by Aaron Sligh, member-manager AJS Farms, LLC.

[Signature]

Notary Public in and for said state

