

BK: 2021 PG: 889
Recorded: 3/5/2021 at 8:04:27.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa



PURCHASER'S AFFIDAVIT

THE IOWA STATE BAR ASSOCIATION

Official Form No. 115

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)
Rhonda R. Allen
3376 Deer Run Avenue
Lorimor, Iowa 50149

Return Document To: (Name and complete address)
Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:
Russell Eugene Faux
Revocable Trust

Grantees:
Rhonda R. Allen

Legal description: See Page 2

Document or instrument number of previously recorded documents:

PURCHASER'S AFFIDAVIT

RE:

Lots 4, 5, 6, 9 and 10 in Block 8 of Barker's Second Addition to the Town of Macksburg and the Alley lying South of Lots 4, 5 and 6 and the West half of the Alley lying East of Lots 9 and 10 in said Block 8;

AND

A tract of land in the North Half (1/2) of the Southeast Quarter (1/4) of Section 4 in Township 74 North, Range 28 West of the 5th P.M., more particularly described as follows: Commencing at the center of Section 4, in Township 74 North, Range 28 West of the 5th P.M.; thence along the North line of the Southeast Quarter (1/4) of said Section 4, North 90 degrees 00'00" East 452.86 feet to the point of beginning, thence continuing along said North line, North 90 degrees 00'00" East 1,072.01 feet; thence South 10 degrees 45'58" West 1,105.41 feet along the westerly right of way line of a county road; thence North 89 degrees 11'05" West 536.15 feet; thence North 16 degrees 59'16" West 1,127.52 feet to the point of beginning, said tract of land contains 19.969 Acres.

STATE OF IOWA, COUNTY OF MADISON ss:

I, Rhonda R. Allen, being first duly sworn (or affirmed) under oath, depose and state that I am the purchaser of the real estate described above. I have relied upon the Affidavit dated March 4, 2021, from Rhonda R. Allen, trustee of the Russell Eugene Faux Revocable Trust U/A dated July 23, 2010. The purchaser has no notice or knowledge of any adverse claims arising out of the execution and recording of the trustee warranty deed from the trustee of the Russell Eugene Faux Revocable Trust U/A dated July 23, 2010. This Affidavit is given to establish reliance on the Affidavit of the trustee of the Russell Eugene Faux Revocable Trust U/A dated July 23, 2010 for all purposes contemplated under Section 614.14, Code of Iowa.

Dated March 4th, 2021.

Rhonda R. Allen
Rhonda R. Allen, Affiant

Subscribed and sworn to before me and in my presence by the said Rhonda R. Allen this 4th day March, 2021.

Samuel H. Braland
Notary Public in and for the State of Iowa.

