

BK: 2022 PG: 2284
Recorded: 8/2/2022 at 11:09:53.0 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

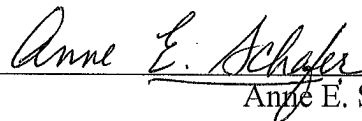
STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, ss:

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 May 13, 2022, 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 June 2, 2022, in Book 2022 at Page 1647.

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 29th day of JULY, 2022.



Anne E. Schafer, Affiant

Signed and sworn to (or affirmed) before me, a notary public, on July 29th, 2022, by Anne E. Schafer. **The notarial act of California State is attached.**

Exhibit A

The South Half of the Southeast Quarter of Section Nine; and the Northeast Quarter and the East Eight Acres of the Southeast Quarter of the Northwest Quarter of Section 16; all in Township 77 North, Range 28, West of the 5th P.M., Madison County, Iowa, containing 248 Acres, more or less;

AND

A parcel of land being a part of the former main track right-of-way of the Chicago Rock Island and Pacific Railroad Company located in the Northeast Quarter of the Southwest Quarter, of Section 16, Township 77 North, Range 28 West, of the 5th P.M., in Madison County, Iowa; more particularly described as follows:

Commencing at the center of Section 16, Township 77 North, Range 28 West, thence Westerly from the center of Section 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 Section Sixteen (16) 30 feet to the point of beginning. Said parcel contains 3,000 square feet of 0.06 acres more or less.

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



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

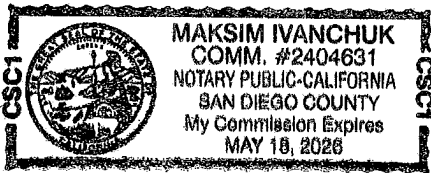
Subscribed and sworn to (or affirmed) before me on this 29th day of July, 2022, by
Date Month Year

(1) Anne Elizabeth 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 
Signature of Notary Public



Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Purchaser's Affidavit

Document Date: 7-29-22 Number of Pages: 3

Signer(s) Other Than Named Above: _____

