

BK: 2023 PG: 1204  
Recorded: 5/30/2023 at 3:39:19.0 PM  
Pages 2  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.22  
Combined Fee: \$15.22  
Revenue Tax:  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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

**Preparer Information:** Brett T Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265,  
Phone: 515-223-6000

**Taxpayer Information:** The Derek and Shelly Justice Revocable Trust u/a/d March 24, 2016, as  
amended, 15400 Northview Drive, Urbandale, IA 50323

**Return Document To:** Brett T Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265

**Grantors:** Crystal J. Miller (f/k/a) Crystal J. Schryver as trustee of Crystal J. Schryver Trust

**Grantees:** Derek A. Justice and Shelly K. Justice as co-trustees of The Derek and Shelly Justice  
Revocable Trust u/a/d March 24, 2016, as amended

**Legal Description:** See Page 2

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



**PURCHASER'S AFFIDAVIT**

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

RE: A tract of land commencing at a point 29.5 feet East of the West Quarter (1/4) corner of Section fourteen (14), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence continuing East 1,293 feet along the quarter section line, thence South 00 degrees 48' East 673.72 feet, thence South 89 degrees 57' West 1,297.7 feet, thence North 00 degrees 24' West 674.8 feet to the point of beginning, containing 20.0493 acres including 1.6014 acres of county road right-of-way. EXCEPT Parcel "A" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (14), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.22 acres, more or less, as shown in Plat of Survey filed in Book 2019, Page 2712 on August 30, 2019, in the Office of the Recorder of Madison County, Iowa

STATE OF IOWA, Dallas COUNTY, ss:

We, Derek A. Justice and Shelly K. Justice as co-trustees of The Derek and Shelly Justice Revocable Trust u/a/d March 24, 2016, as amended, being first duly sworn (or affirmed) under oath depose and state that we are the purchaser(s) of the real estate described above. The purchaser has relied upon the Affidavit dated 5/17/23, from Crystal J. Miller (f/k/a) Crystal J. Schryver, trustee of the Crystal J. Schryver 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 May 17, 2023

[Signature]

Derek A. Justice, co-trustee of The Derek and Shelly Justice Revocable Trust u/a/d March 24, 2016, as amended, Affiant

[Signature]

Shelly K. Justice, co-trustee of The Derek and Shelly Justice Revocable Trust u/a/d March 24, 2016, as amended, Affiant

Signed and sworn to (or affirmed) before me on 5-17-2023, by Derek A. Justice and Shelly K. Justice, co-trustees of The Derek and Shelly Justice Revocable Trust u/a/d March 24, 2016, as amended.

[Signature]  
Signature of Notary Public

