

BK: 2023 PG: 1589
Recorded: 7/12/2023 at 10:06:40.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

PURCHASER'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Ross A. Baxter, Iowa Natural Heritage Foundation, 505 5th Ave. STE 444, Des Moines, IA 50309, Phone: (515) 288-1846

Taxpayer Information: (name and complete address)

William Benjamin Johnson, Trustee of the William Benjamin Johnson Revocable Trust, dated April 5, 2022 of 2644 160th Street, Van Meter, Iowa 50261

Return Document To: (name and complete address)

Ross A. Baxter, Iowa Natural Heritage Foundation, 505 5th Ave. STE 444, Des Moines, IA 50309

Grantors:

Iowa Natural Heritage Foundation

Grantees:

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 located in the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) and in the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) and in the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) excluding Parcel "D", as shown in Plat of Survey recorded on September 24th, 2015, in Book 2015 Page 2810, in the Office of the Madison County Recorder and the Southwest (SW ¼) of the Northeast Quarter (NE ¼) excluding the north 473 feet and excluding Parcel "D", as shown in Plat of Survey recorded on September 24th, 2015, in Book 2015 Page 2810, in the Office of the Madison County Recorder, all in section Thirty (30), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

Including an access easement across Parcel "B" and the North 30 feet of Parcel "D" in the Southwest Quarter of the Northeast Quarter of Section 30, Township 76 North, Range 20 West of the 5th P.M., Madison County, Iowa as shown in the Plat of Survey recorded on September 24th, 2015, in Book 2015 Page 2810, in the Office of the Madison County Recorder.

STATE OF IOWA, POLK COUNTY, ss:

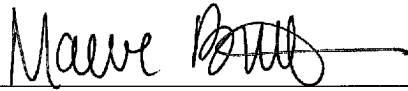
I, Ross Baxter, being first duly sworn (or affirmed) under oath depose and state that I am the Senior Land Protection Director and Counsel of the purchaser(s) of the real estate described above, Iowa Natural Heritage Foundation. The purchaser has relied upon the Affidavit dated July 7, 2023, from William Benjamin Johnson, Trustee of the William Benjamin Johnson Revocable Trust, dated April 5, 2022. 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 7/12/2023.



Ross Baxter, Affiant

Signed and sworn to (or affirmed) before me on July 12, 2023, by Ross Baxter, as Senior Land Protection Director and Counsel, of Iowa Natural Heritage Foundation.



Signature of Notary Public

