



Document 2023 2008

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Matt Brown, 614 W. Benton Street, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Louise Chickering as Trustee of the Louise Chickering Revocable Trust dated July
22, 2005

Grantees: Matt Brown

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 parcel of land in the South Half (1/2) of the North Half (1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th Principal Meridian, City of Winterset, Madison County, Iowa, as referenced in Plat of Survey filed on August 7, 1991, in Book 2, Page 126 of the Records of the Recorder of Madison County, Iowa, more particularly described as follows: Commencing at the Center of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th Principal Meridian, City of Winterset, Madison County, Iowa; thence along the West line of the Northeast Quarter (1/4) of said Section Thirty-six (36), North 00°00'00", 696.34 feet; thence along the North line of Buchanan Street extended, South 89°41'27" East, 405.40 feet; thence North 00°03'43" East, 145.00 feet to the Point of Beginning. Thence continuing North 00°03'43" East, 130.32 feet to the South line of Benton Street; thence along said South line, South 89°55'06" East, 148.00 feet; thence South 00°03'43" West, 130.32 feet; thence North 89°55'06" West, 148.00 feet to the point of beginning.

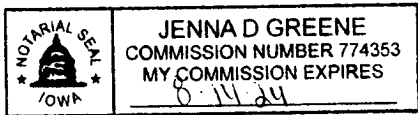
STATE OF IOWA, Winn COUNTY, ss:

I, Matt Brown, being first duly sworn (or affirmed) under oath depose and state that I am one of the purchasers of the real estate described above. The purchaser has relied upon the Affidavit dated July 28, 2023, from Louise Chickering, Trustee of the Louise Chickering Revocable Trust dated July 22, 2005. 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 8/18/23.

Matt Brown
Matt Brown, Affiant

Signed and sworn to (or affirmed) before me on August 18, 2023,
by Matt Brown.



Jenna D Greene
Signature of Notary Public