



Document 2023 2652

Book 2023 Page 2652 Type 06 034 Pages 5

Date 10/27/2023 Time 11:02:42AM

Rec Amt \$27.00

INDX  
ANNO  
SCAN

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:** Robert M. Casper Revocable Trust, 2218 N. John Wayne Drive,  
Winterset, IA 50273

**Return Document To:** Robert M. Casper Revocable Trust, 2218 N. John Wayne Drive,  
Winterset, IA 50273

**Grantors:** Dorothy Sue Baker and Ronald Baker as co-trustees of Dorothy Sue Baker Living  
Trust

**Grantees:** Robert M. Casper and Margaret M. Casper as co-trustees of Robert M. Casper  
Revocable Trust

**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: See descriptions attached

STATE OF IOWA, MADISON COUNTY, ss:

I, Robert M. Casper as a trustee of Robert M. Casper Revocable Trust, 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 10/24/23, from Dorothy Sue Baker, trustee of the Dorothy Sue Baker Living 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 10-26-2023.

Robert M. Casper as a trustee of Robert M. Casper Revocable Trust, Affiant

Signed and sworn to (or affirmed) before me on October 26, 2023, by Robert M. Casper as a trustee of Robert M. Casper Revocable Trust.

  
Signature of Notary Public

**THE DOROTHY SUE BAKER LIVING TRUST DATED MAY 21, 2109 LEGAL DESCRIPTION**

All of my undivided interest in and to the following described real estate:

<p>The South Half (½) of the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; <b>EXCEPT</b> that part of Parcel "L" located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section Seven (7), as show in the Plat of Survey filed in Book 2015, Page 1663 on June 16, 2015 in the Office of the Recorder of Madison County, Iowa.</p>
<p>The East 46 Acres of the North Half (½) of the Northeast Quarter (¼) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; <b>EXCEPT</b> that part of Parcel "L" located in the Northeast Quarter (¼) of the Northeast Quarter (¼) of said Section Eighteen (18), as show in the Plat of Survey filed in Book 2015, Page 1663 on June 16, 2015 in the Office of the Recorder of Madison County, Iowa.</p>
<p>The East 60 Acres of the South Half (½) of the Northeast Quarter (¼) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.</p>
<p>The Northwest Fractional Quarter (¼) of the Southwest Quarter (¼) of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.</p>
<p>The East Half (1/2) of the Southwest Quarter (1/4) of Section Sixteen (16), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.</p>
<p>The West Half (1/2) of the Southeast Quarter (1/4) of Section Sixteen (16), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, <b>EXCEPT</b> that part of Parcel "A" located therein, as shown in Plat of Survey filed in Book 2, Page 642 on January 22, 1996, in the Office of the Recorder of Madison County, Iowa.</p>
<p>All that part of the West Half (½) of the Southwest Quarter (¼) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County Iowa, lying South and East of the main channel of Middle River.</p>
<p>The North Fractional Half (½) of the Northwest Quarter (¼) of Section Three (3), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P. M., Madison County, Iowa, <b>EXCEPT</b> the following-described tracts, to-wit:</p> <ol style="list-style-type: none"><li>1. All that part of the Northeast Fractional Quarter (¼) of the Northwest Quarter (¼) of said Section Three (3) which lies south and east of the public highway; A tract of land commencing Seven Hundred (700) feet East of the Southwest corner of the Northwest Fractional Quarter (¼) of the Northwest Quarter (¼) of said Section Three (3); thence East Six Hundred Thirty-two (632) feet to the center of said public highway; thence North One Hundred Ninety-five (195) feet along center of said highway, thence West Six Hundred Thirty-two (632) feet, thence South One Hundred Ninety-five (195) feet to place of beginning.</li></ol>

The Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, **EXCEPT** the following described tracts, to-wit:

1. All that part of a tract of land located therein, as shown in Plat of Survey filed in Book 2, Page 47 on September 24, 1986, in the Office of the Recorder of Madison County, Iowa.
2. All that part of the following-described tract of land located therein: Commencing at the Northeast corner of the Southeast Quarter (¼) of the Northwest Quarter (¼) of said Section Twelve (12), thence West 6.00 feet along the North line of said Southeast Quarter (¼) of the Northwest Quarter (¼) of said Section Twelve (12), thence South 00°41' East 170.25 feet to the point of beginning, thence continuing South 00°41' East 46.85 feet, thence South 67°40' West 136.00 feet, thence South 02°40' West 161.00 feet, thence North 89°27' East 310.00 feet, thence North 03°46' East 212.00 feet, thence North 76°48' West 196.38 feet to the point of beginning.
3. All that part of the following-described tract of land located therein: A tract of land commencing 1,314 feet East of the Northwest corner of the Southeast Quarter (¼) of the Northwest Quarter (¼) of said Section Twelve (12), running thence S. 223 Feet, thence South 65° West, 136 Feet, thence South 161 Feet, thence East 310 Feet, thence N. 212 Feet, thence in a Southeasterly direction 396 Feet to a point 320 feet South of the North line of the Southwest Quarter (¼) of the Northeast Quarter (¼) of said Section Twelve (12), thence in a Southeasterly direction 200 feet to a point 621 feet West and 486 feet South of the Northeast corner of said Southwest Quarter (¼) of the Northeast Quarter (¼) of said Section Twelve (12), thence East 621 feet, thence North 486 feet to said Northeast corner of the Southwest Quarter (¼) of the Northeast Quarter (¼) of said Section Twelve (12), thence West 1,326 feet to the point of beginning.

Fifteen (15) acres off of the East end of the North Half (½) of the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

The North Half (½) of the Northwest Quarter (¼) of the Southeast Quarter (¼) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, **EXCEPT** all that part thereof lying South and East of Middle River, containing 2.22 acres, more or less.

The Southeast Quarter (¼) of the Northwest Quarter (¼) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, **EXCEPT** the following described tracts, to-wit:

1. A tract of land located in the Southwest corner of the Southeast Quarter (¼) of the Northwest Quarter (¼) of said Section Twelve (12), known as Lot 2 and more particularly described as follows, to-wit: Commencing at the Southwest corner of the Southeast Quarter (¼) of the Northwest Quarter (¼) of said Section Twelve (12), thence North 45 rods, thence East 20 rods, thence South 45 rods, thence West 20 rods to the place of beginning;
2. All that part thereof which lies North and West of the public road;
3. All that part of the following-described tract of land located therein: A tract of land commencing 1,314 feet East of the Northwest corner of the Southeast Quarter (¼) of the Northwest Quarter (¼) of said Section Twelve (12), running thence S. 223 Feet, thence South 65° West, 136 Feet, thence South 161 Feet, thence East 310 Feet, thence N. 212 Feet, thence in a Southeasterly direction 396 Feet to a point 320 feet South of

the North line of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twelve (12), thence in a Southeasterly direction 200 feet to a point 621 feet West and 486 feet South of the Northeast corner of said Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twelve (12), thence East 621 feet, thence North 486 feet to said Northeast corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twelve (12), thence West 1,326 feet to the point of beginning;

All that part of the following-described tract of land located therein: Commencing at the Northeast corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), thence West 6.00 feet along the North line of said Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), thence South 00°41' East 170.25 feet to the point of beginning, thence continuing South 00°41' East 46.85 feet, thence South 67°40' West 136.00 feet, thence South 02°40' West 161.00 feet, thence North 89°27' East 310.00 feet, thence North 03°46' East 212.00 feet, thence North 76°48' West 196.38 feet to the point of beginning.

The East Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** the following-described tracts, to-wit:

1. A parcel of land commencing at the Southeast corner of said Section Twenty-five (25), thence North 304.95 feet to the point of beginning, thence West 500.00 feet, thence North 1,781.45 feet, thence East 500.00 feet, thence South 1,781.45 feet to the point of beginning;
2. All that part thereof used for highway purposes.
3. Parcel "H" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-Five (25), containing 9.05 acres, as shown in Plat of Survey filed in Book 2016, Page 1401 on May 23, 2016, in the Office of the Recorder of Madison County, Iowa
4. Lot "B" of North Stone Village, Plat No. 4, City of Winterset, Madison County, Iowa. Parcel "R" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-five (25), containing 8.43, as shown in Plat of Survey filed in Book 2023, Page 562 on March 3, 2023, and corrected by Affidavit filed in Book 2023, Page 562 on March 20, 2023, in the Office of the Recorder of Madison County, Iowa

The West Half (1/2) of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

The Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; **INCLUDING** Parcel "N" located therein, containing 3.15 acres as shown in Plat of Survey filed in Book 2018, Page 887, on March 23, 2018, in the Office of the Recorder of Madison County, Iowa; **EXCEPT** the following described tracts, to-wit:

1. That part of Parcel "A" located therein, as shown in Amended Plat of Survey filed in Book 2, Page 598 on July 26, 1995, in the Office of the Recorder of Madison County, Iowa;
- A tract of land containing 1.2625 acres, as shown in Plat of Survey filed in Town Plat Book 2, Page 150 on July 28, 1992, in the Office of the Recorder of Madison County, Iowa.