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INDX
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

PURCHASER'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: Joseph K. Strong, 106 East Salem Avenue, P.O. Box 215
Indianola, IA 50125, Phone: 515-961-2574

Taxpayer Information: Gary L. Ridout, Jr., 12231 90th Avenue, Indianola, IA 50125

 **Return Document To:** Joseph K. Strong, 106 East Salem Avenue, P.O. Box 215
Indianola, IA 50125

Grantors: Kathleen Ann Ridout, Trustee of the Kathleen Ann Ridout Trust 'U/A' dated March
23, 2020

Grantees: Gary L. Ridout, Jr.

Legal Description: See Page 3

Document or instrument number of previously recorded documents:



PURCHASER'S AFFIDAVIT
(For use with property purchased from an inter vivos trust)

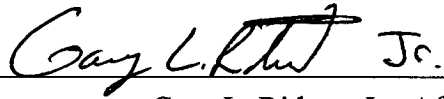
RE:
See Addendum

Subject to easements and covenants of record

STATE OF IOWA, WARREN COUNTY, ss:

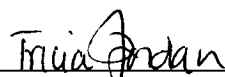
I, Gary L. Ridout, Jr., being first duly sworn (or affirmed) under oath depose and state that I am the purchaser of the real estate described above. The purchaser has relied upon the Affidavit dated December 27, 2022 from Kathleen Ann Ridout, Trustee of the Kathleen Ann Ridout Trust 'U/A' dated March 23, 2020. 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 December 29, 2022.

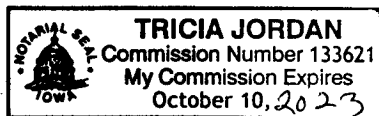


Gary L. Ridout, Jr., Affiant

Signed and sworn to (or affirmed) before me on December 29, 2022, by Gary L. Ridout, Jr.



Signature of Notary Public



ADDENDUM

Commencing at the Northeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Sixteen (16), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running thence South 198 feet, thence West 632 feet, thence West 632 feet, thence in a Northwesterly direction to a point 688 feet West of the point of beginning, and thence East to the point of beginning, consisting of 3 acres

AND

The Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Sixteen (16) Township Seventy-Four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

EXCEPT Parcel B of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 16, Township 74 North, Range 28 West of the Fifth P.M., Madison County, Iowa

AND EXCEPT Commencing at the Northeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Sixteen (16), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running thence South 198 feet, thence West 632 feet, thence West 632 feet, thence in a Northwesterly direction to a point 688 feet West of the point of beginning, and thence East to the point of beginning, consisting of 3 acres

AND

Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa