

BK: 2023 PG: 596  
Recorded: 3/24/2023 at 11:18:50.0 AM  
Pages 3  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax:  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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

**Preparer Information:** Tom W. George, 3737 Woodland Avenue, Ste. 400, West Des Moines, IA 50266, Phone: 515-327-1750

**Taxpayer Information:** Sheila Stander, 104 Holiday Circle, West Des Moines, IA 50265

**Return Document To:** Tom W. George, 3737 Woodland Avenue, Ste. 400, West Des Moines, IA 50266

**Grantors:** Robert O. Stander Trust dated 12/22/95

**Grantees:** Sheila Stander and Suzanne Stander-Peglow

**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 attached

STATE OF IOWA; POLK COUNTY, ss:

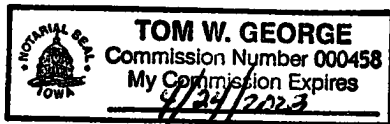
I, Sheila Stander, being first duly sworn (or affirmed) under oath depose and state that I am one of the purchasers of the real estate described above. The purchaser has relied upon the Affidavit signed September 28, 2022, and January 27, 2023, from Sheila Stander and Suzanne Stander-Peglow, Co-Trustees of the Robert O. Stander Trust dated 12/22/95. 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 March 21, 2023

Sheila Stander  
Sheila Stander, Affiant

Signed and sworn to (or affirmed) before me on the 21 day of March, 2023,  
by Sheila Stander.

Tom W. George  
Signature of Notary Public



**LEGAL DESCRIPTION:**

Parcel "B", located in the East Half of the Southeast Quarter of Section 3, and the East Half of the Northeast Quarter of Section 10, all in Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the East Quarter corner of Section 10, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 89°19'10" West, 1330.63 feet to the Southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 10; thence North 1°30'07" West, 633.73 feet along the West line of the Southeast Quarter of the Northeast Quarter of said Section 10; thence North 81°46'34" East, 176.20 feet; thence North 0°58'00" West, 978.11 feet along an existing fenceline; thence North 58°40'16" East, 174.10 feet along said fenceline; thence North 0°45'44" West, 500.00 feet along said fenceline; thence North 42°11'14" East, 260.40 feet along said fenceline; thence South 88°21'22" West, 493.87 feet along said fenceline to a point on the West line of the Northeast Quarter of the Northeast Quarter of said Section 10; thence North 0°03'07" West, 213.90 feet to the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 10; thence North 0°00'00" East, 159.06 feet along the West line of the Southeast Quarter of the Southeast Quarter of Section 3, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 87°27'48" East, 559.54 feet along an existing fenceline; thence North 3°12'11" East, 260.02 feet along said fenceline; thence North 57°09'10" West, 291.55 feet along said fenceline; thence North 0°20'57" West, 920.72 feet along said fenceline; thence North 89°16'03" East, 154.70 feet; thence North 1°37'19" West, 26.90 feet to a point in an existing fenceline; thence North 88°54'07" East, 811.77 feet along an existing fenceline to an existing tree which has been used as a fence corner; thence South 2°13'22" East, 182.45 feet along an existing fenceline to the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 3; thence South 0°51'47" East, 1315.91 feet along an existing fenceline to the Southeast corner of said Section 3; thence South 1°06'32" East, 2623.63 feet along an existing fenceline to the Point of Beginning. Said Parcel contains 102.911 acres, including 1.754 acres of County Road right-of-way.