

BK: 2024 PG: 2238
Recorded: 9/16/2024 at 11:17:34.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

PURCHASER'S AFFIDAVIT

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)
Jodie M. Ross
7160 Birdseye Road
Helena, Montana 59602

Return Document To: (Name and complete address)
Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:
James A. Ross Trust dated December 17, 2009

Grantee:
Jodie M. Ross

Legal description: See Page 2

Document or instrument number of previously recorded documents:

PURCHASER'S AFFIDAVIT

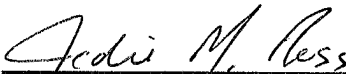
RE:

Parcel "A" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Fifteen (15) in Township 77 North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa containing 10.965 acres, more or less, as shown in Plat of Survey filed in Book 2, Page 489 on August 1, 1994, in the Office of the Recorder of Madison County, Iowa.

STATE OF MONTANA, COUNTY OF LEWIS AND CLARK, ss:

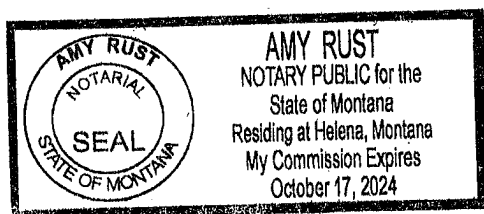
I, Jodie M. Ross, being first duly sworn (or affirmed) under oath, depose and state that I am the purchaser of the real estate described above. I have relied upon the Affidavit dated September 9, 2024 from Jodie M. Ross trustee of the James A. Ross Trust dated December 17, 2009. The purchaser has no notice or knowledge of any adverse claims arising out of the execution and recording of the trustee warranty deed from the trustee of the James A. Ross Trust dated December 17, 2009. This Affidavit is given to establish reliance on the Affidavit of the trustee of the James A. Ross Trust for all purposes contemplated under Section 614.14, Code of Iowa.


Dated September 9, 2024.



Jodie M. Ross, Affiant

Subscribed and sworn to before me and in my presence by the said Jodie M. Ross this 9 day of September, 2024.





Signature of Notary Public