

BK: 2024 PG: 2496
Recorded: 10/10/2024 at 1:53:58.0 PM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

PURCHASER'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 Tele. (515) 758-2267

Taxpayer Information:

Jan F. Powell Revocable Trust
Pamela M. Powell Revocable Trust
9477 Aberdare Drive
Indianapolis, Indiana 46250

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Bruce G. Brownlee Trust

Grantees:

Jan F. Powell Revocable Trust
Pamela M. Powell Revocable Trust

Legal Description: See Page 2


PURCHASER'S AFFIDAVIT

RE: A tract of land described as follows: Commencing 685 feet North of the Southeast corner of the Southeast Quarter of the Northeast Quarter (SE¼ NE¼) of Section 26, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, thence running South 84°50' West, 192 feet, North 227 feet, thence North 84°50' East, 192 feet, thence South 227 feet to the point of beginning, Madison County, Iowa.

Iowa
STATE OF ~~INDIANA~~, COUNTY OF Madison, ss:

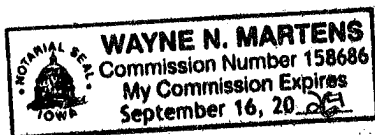
We, Jan F. Powell and Pamela M. Powell, being first duly sworn (or affirmed) under oath, depose and state that the Jan F. Powell Revocable Trust and Pamela M. Powell Revocable Trust are the purchasers of the real estate described above. The purchasers have relied upon the Affidavit dated the 3rd day of October, 2024 from Sara J. Oldenkamp as co-trustee of the Bruce G. Brownlee Trust. The purchasers have no notice or knowledge of any adverse claims arising out of the execution and recording of the trustee warranty deed from the trustees of the Bruce G. Brownlee Trust. This Affidavit is given to establish reliance on the Affidavit of the co-trustee of the Bruce G. Brownlee Trust for all purposes contemplated under Section 614.14, Code of Iowa.

Dated 3rd day of October, 2024.


Jan F. Powell, Affiant


Pamela M. Powell, Affiant

Subscribed and sworn to before me and in my presence by the said Jan F. Powell and Pamela M. Powell this 3rd day of October, 2024.



Wayne N. Martens
Notary Public in and for the State of Indiana
Iowa

Buyer Closing Statement

October 10, 2024

Bruce G. Brownlee Family – Jan F. Powell and Pamela M. Powell Trusts

Sale Price	\$1,020,000.00
Less: Prorated taxes 102 days @ \$7.67 based on full year of \$2,798	(782.34)
Madison County Abstract Co., abstract final continuation	175.00
Madison County Recorder, record deeds	180.00
Madison County Recorder, record purchaser's affidavit	20.00
Jordan, Oliver, Walters, Smith, title opinion	<u>200.00</u>
Net amount due from Buyers	\$1,019,792.66

Make check payable to Peer, Nelson & Braland Trust Account

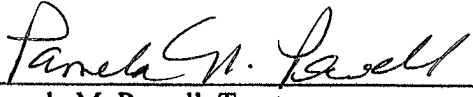
Jan F. Powell Revocable Trust

By


Jan F. Powell, Trustee

Pamela M. Powell Revocable Trust

By


Pamela M. Powell, Trustee