



Document 2024 2556

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

Preparer Information: (name, address and phone number)

Jeffrey M. Lamberti, 210 NE Delaware Avenue, #200, Ankeny, IA 50021; (515) 964-8777

NWB154448

³
4 Taxpayer Information: (name and complete address)

Jack A. and Sara K. Bradshaw, 2185 Rolling Green Ave., Winterset, IA 50273

Return Document To: (name and complete address)

Jeffrey M. Lamberti, 210 NE Delaware Avenue, #200, Ankeny, IA 50021; (515) 964-8777

Grantor:

Charles E. Freeman, Jr. and Janis L. Elliott Trustees of the Charles E. Freeman, Jr. and Janis L. Elliott Revocable Trust

Grantee:

Jack A. Bradshaw and Sara K. Bradshaw

Legal Description:

See Page 2

Document or instrument number of previously recorded documents: N/A



PURCHASER'S AFFIDAVIT

(For use with property purchased from an inter vivos trust)

RE: The North Three-fourths (3/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), and the North Twenty-one (21) Acres of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-five (35), in Township Seventy-six (76) North, Range Twenty-seven (27) West of 5th P.M., Madison County, Iowa; EXCEPT a tract of land located in the Southwest Quarter (1/4) of said Section Thirty-six (36), as shown in Plat of Survey filed in Farm Plat Book 2, Page 421, on November 16, 1993, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a tract located in the Southwest Quarter (1/4) of said Section Thirty-six (36), consisting of 2 acres, more or less, as shown in Plat of Survey filed in Farm Plat Book 2, Page 422, on November 16, 1993, in the Office of the Recorder of Madison County, Iowa.

STATE OF IOWA, Polk COUNTY, ss:

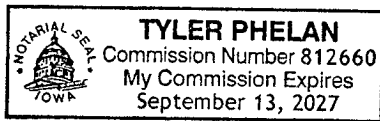
I, Jack A. Bradshaw, being first duly sworn (or affirmed) under oath depose and state that I am one of the purchasers of the real estate described above. The purchaser has relied upon the Affidavit dated October 14, 2024, from Janis L. Elliott, Trustee of the Charles E. Freeman Jr. and Janis L. Elliott Revocable 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.

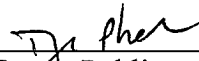
Dated October 17th, 2024.



Jack A. Bradshaw Affiant

Signed and sworn to (or affirmed) before me on October 17th, 2024,
by Jack A. Bradshaw.





Signature of Notary Public