

BK: 2025 PG: 1065  
Recorded: 5/2/2025 at 1:43:33.0 PM  
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:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

**Taxpayer Information:** Zachary Brooks Goodwin, 2460 Prairie View Avenue, Peru, IA 50222

**Return Document To:** Zachary Brooks Goodwin, 2460 Prairie View Avenue, Peru, IA 50222

**Grantors:** James Russell Keating as Power of Attorney of Shirley A. Keating and William G. Keating, as co-trustees of the Shirley A. Keating Revocable Trust and James Russell Keating as Power of Attorney of William G. Keating and Shirley A. Keating, as co-trustees of the William G. Keating Revocable Trust

**Grantees:** Zachary Brooks Goodwin

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**





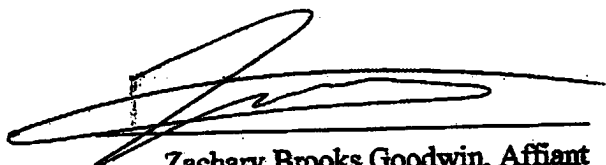
**PURCHASER'S AFFIDAVIT**  
(For use with property purchased from an inter vivos trust)

RE: Parcel "B" located in the Southwest Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-eight (28), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 8.92 acres, as shown in Plat of Survey filed in Book 2005, Page 5517 on November 15, 2005, in the Office of the Recorder of Madison County, Iowa.

STATE OF IOWA, MADISON COUNTY, ss:

I, Zachary Brooks Goodwin, 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 04-18-2025, from James Russell Keating as Power of Attorney of the co-trustees of the Shirley A. Keating Revocable Trust and the William G. Keating 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 4.18.2025

  
Zachary Brooks Goodwin, Affiant

Signed and sworn to (or affirmed) before me on 4/18/2025, by Zachary Brooks Goodwin.

  
Signature of Notary Public

