



Document 2025 127

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Jeffrey Scott Boston and Stacey Lynn Boston, 16616 Bear Creek Rd., Earlham, IA 50072
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067, Phone: 515-462-4912



PURCHASER'S AFFIDAVIT

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

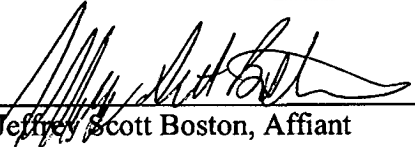
RE: A parcel of land located in Outlot 17 of B.F. Allen's Addition to the City of Earlham (in the Southwest Quarter of the Southeast Quarter of Section 6), and the Northwest Quarter and the West Half of the Northeast Quarter of Section 7, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the West Quarter corner of Section 7-77-28; thence N 90°00'00" E 2437.51 feet to the Center of said Section 7, thence S 89°59'03" E 1323.89 feet to the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 7; thence N 0°27'02" E 2639.70 feet to the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 7, thence N 0°27'02" E 37.60 feet along the East line of the Southwest Quarter of the Southeast Quarter of Section 6-77-28, which is the east line of Outlot 17 of B.F. Allen's Addition to the City of Earlham to a point on the South right-of-way line of the Chicago, Rock Island and Pacific Railroad line; thence N 87°47'52" W 936.08 feet along said Railroad R.O.W. line; thence S 0°37'18" W 71.61 feet to a point on the North line of the Northwest Quarter of the Northeast Quarter of said Section 7; thence S 0°37'18" W 803.31 feet; thence S 89°13'15" W 2814.01 feet to a point on the West line of the Northwest Quarter of said Section 7; thence S 0°45'31" W 1799.83 feet along the West line of the Northwest Quarter of said Section 7 to the point of beginning. Said parcel contains 175.699 acres, including 4.794 acres of road right-of-way EXCEPT A parcel of land located in the Northwest Quarter (¼) of the Northeast Quarter (¼) of Section Seven (7), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and a part of Lot 17 of B.F. Allen's Addition to the City of Earlham, Madison County, Iowa, containing 7.732 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 242 on April 12, 1991, in the Office of the Recorder of Madison County, Iowa.

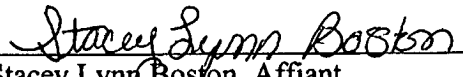
STATE OF IOWA, DALLAS COUNTY, ss:

We, Jeffrey Scott Boston and Stacey Lynn Boston, being first duly sworn (or affirmed) under oath depose and state that we are the purchasers of the real estate described above. The purchasers have relied upon the Affidavit dated January 14, 2025, from Joyce E. Binns as Trustee of the Mildred Evelyn Ahnen Family Trust under Trust Agreement dated September 1, 2020. The purchasers have 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 January 10th, 2025.

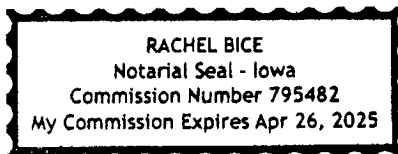


Jeffrey Scott Boston, Affiant



Stacey Lynn Boston, Affiant

Signed and sworn to (or affirmed) before me on January 10, 2025, by Jeffrey Scott Boston and Stacey Lynn Boston.





Signature of Notary Public