

BK: 2025 PG: 1367
Recorded: 6/3/2025 at 10:58:10.0 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

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: DeVries Ace 4, LLC, 2830 100th Street, Suite 108, Urbandale, IA 50322
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)

A parcel of land located in the Southwest Quarter of the Southwest Quarter (SW¼ SW¼) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southwest corner of said Section Thirty (30), thence N0°00'W 307.1 feet along the West line of the SW¼ of Section 30, thence S88°48½'E 85.0 feet to the Point of Beginning, thence N2°23½'W 478.8 feet to a point on the present Easterly right of way line of Primary Road No. US 169, thence Southeasterly 555.9 feet along said present Easterly right of way line along a 904.9 foot radius curve, concave Northeasterly and having a chord bearing S27°57'E 547.2 feet, thence N88°48½'W 236.5 feet to the Point of Beginning, said parcel contains 0.94 acres, more or less,

and

Lot Eight (8) of Helen McCall Huntoon Addition, Plat No. 1, to the City of Winterset, Madison County, Iowa,

and

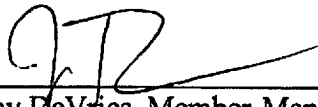
Lot Six (6) of Helen McCall Huntoon Addition, Plat No. 1, to the City of Winterset, Madison County, Iowa.

STATE OF IOWA, polk COUNTY, ss:

I, Jay DeVries as Member Manager of DeVries Ace 4, LLC, being first duly sworn (or affirmed) under oath depose and state that DeVries Ace 4, LLC is the purchaser of the real estate

described above. The purchaser has relied upon the Affidavit dated June 2, 2025, from Richard G. Breeding and Debra S. Breeding as Trustees of the Richard G. Breeding and Debra S. Breeding Living Trust under Trust Agreement dated October 2, 2014. The purchaser has no notice or knowledge of any adverse claims arising out of the execution and recording of the deed from the Trustees. This Affidavit is given to establish reliance on the Affidavit referred to above for all purposes contemplated under Iowa Code Section 614.14.

Dated June 2, 2025.



Jay DeVries, Member-Manager
DeVries Ace 4, LLC, Affiant

Signed and sworn to (or affirmed) before me on June 2, 2025, by Jay DeVries as Member-Manager of DeVries Ace 4, LLC.



Signature of Notary Public

