

BK: 2025 PG: 141
Recorded: 1/15/2025 at 11:54:07.0 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

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Return: Nathan T Simms and Tiffany T Simms, 818 N 11th Avenue Cir, Winterset, IA 50273

AFFIDAVIT OF PURCHASERS

STATE OF Iowa)
) ss:
COUNTY OF Dallas)

Re: Lot Sixteen (16) of GLENWOOD PLAT 1, an Addition to the City of
Winterset, Madison County, Iowa.

Locally known as 818 N 11th Avenue Cir, Winterset, IA 50273

We, Nathan T Simms and Tiffany T Simms, being first duly sworn and under oath state of
our personal knowledge that:

1. We are the Purchasers of the real estate described above.
2. The Purchasers have relied upon the Affidavit dated January 3, 2025, from
Wava L. Shirbroun, Trustee of Wava L. Shirbroun Revocable Trust.
3. The Purchasers have no notice of knowledge of any adverse claims arising out of
the execution and recording of the Deed from the Trustee's Affidavit as given to
establish reliance on the Affidavit referred to above for all purposes contemplated
under Iowa Code §614.14.



Dated: 1-7, 2025.

STATE OF IA)
COUNTY OF Dallas) ss:

Nathan T Simms
Tiffany T Simms

Signed and sworn to (or affirmed) before me on January 7, 2025, by Nathan T Simms and Tiffany T Simms.



Scott Langenberg
Notary Public in and for said state

