

BK: 2025 PG: 1435
Recorded: 6/6/2025 at 1:36:41.0 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: Phillip A. Imboden, 1312 160th Street, Earlham, IA 50072

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: John Hart Revocable Trust

Grantees: Phillip A. Imboden

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: Undivided one-half interest in and to:

The Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) and the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 33 all in Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa.

STATE OF IOWA, MADISON COUNTY, ss:

I, Phillip A. Imboden, 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 June 6, 2025, from John Hart and Luanne Hitchcock, Trustees of the John Hart Revocable Trust dated September 18, 2024. 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 June 6, 2025.

Phillip A. Imboden, Affiant

Signed and sworn to (or affirmed) before me on June 6, 2025, by
Phillip A. Imboden.


Signature of Notary Public