



Document 2025 1445

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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**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:** North River Development, LLC, James Baur and Margaret Baur, and Abbysue Farms, LLC, c/o James Baur, 1484 McBride Road, Van Meter, IA 50261

**Return Document To:** North River Development, LLC, 1484 McBride Road, Van Meter, IA 50261

**Grantors:** Gwen E. Cashman, Trustee of the Gwen E. Cashman Revocable Trust

**Grantees:** North River Development, LLC, James Baur and Margaret Baur, and Abbysue Farms, LLC

**Legal Description:** See Page 2

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



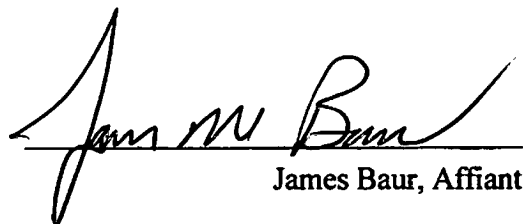
**PURCHASER'S AFFIDAVIT**  
(For use with property purchased from an inter vivos trust)

RE: See attached legal

STATE OF IOWA, Madison COUNTY, ss:

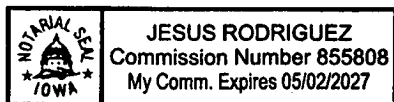
I, James Baur, being first duly sworn (or affirmed) under oath depose and state that I am one of the purchasers of the real estate described above. The purchaser has relied upon the Affidavit dated 5/9/2025, from Gwen E. Cashman, Trustee of the Gwen E. Cashman Revocable Trust trust. The purchaser has 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 5/20/2025.

  
James Baur, Affiant

Signed and sworn to (or affirmed) before me on  
05/20/2025, by James Baur.

  
Signature of Notary Public



**LEGAL DESCRIPTION - PARCEL 'L'**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 22, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE NORTH 0°30'00" EAST, ALONG THE WEST LINE OF SAID SECTION 22, 78.72' FEET; THENCE SOUTH 88°32'15" EAST, 33.00' FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF PRAIRIEVIEW AVENUE; THENCE CONTINUING SOUTH 88°32'15" EAST, 1,205.56' FEET, THENCE SOUTH 89°41'59" EAST, 90.32' FEET TO A POINT ON EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 00°48'12" WEST, ALONG SAID SECTION LINE, 72.32' FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 88°53'32" WEST, ALONG THE SECTION LINE, 1,295.40' FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE, THENCE CONTINUING NORTH 88°53'32" WEST, 33.00' FEET TO THE POINT OF BEGINNING. CONTAINING 99,197 SQUARE FEET (2.28 ACRES) MORE OR LESS.

**NOTES:**

- 1) PARCEL 'L' SERVES TO FIX AN EXISTING ~78' FENCE AND FARMLAND ENCROACHMENT IN THE NW 1/4 OF THE NW 1/4.
- 2) PARCEL 'L' IS A NON-CONFORMING PARCEL THAT SHALL BE TIED TO THE SW 1/4 OF THE NW 1/4 UNTIL FURTHER SUBDIVIDED.