



Document 2025 20

Book 2025 Page 20 Type 06 009 Pages 3

Date 1/03/2025 Time 2:03:33PM

Rec Amt \$17.00

INDX

ANNO

SCAN

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: Phelps Real Estate, LLC, 818 W. Husky Drive, Madison County , IA 50273

⁴
4 **Return Document To:** Phelps Real Estate, LLC, 818 W. Husky Drive, Madison County , IA 50273

Grantors: Stephen W. Dunn as Trustee of the Dunn Family Trust

Grantees: Phelps Real Estate, 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)

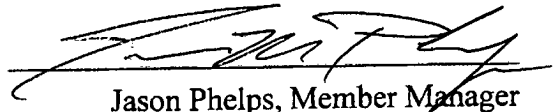
RE: All that part of the South Half (½) of the North Half (½) of the Southwest Quarter (¼) and the South Half (½) of the Southwest Quarter (¼) of Section Six (6), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa, lying West of the Public Highway, EXCEPT all that part thereof deeded to Madison County, Iowa as set forth in Warranty Deed filed in Deed Record 109, Page 25, on May 25, 1979 in the Office of the Recorder of Madison County, Iowa, AND EXCEPT a parcel of land located in the Southeast Quarter (¼) of the Southwest Quarter (¼) and the Southwest Quarter (¼) of the Southwest Quarter (¼) of said Section Six (6), containing 4.207 acres, as shown in Plat of Survey filed in Book 2011, Page 314 on January 28, 2011 in the Office of the Recorder of Madison County, Iowa; AND EXCEPT all that part of Parcels "A" and "B" located in the South Half (½) of the Southwest Quarter (¼) of Section Six (6), a shown in Plat of Survey filed in Deed Record 106, Page 365, on February 7, 1977 in the Office of the Recorder of Madison County Iowa; AND Parcel "K" located in the Northwest Fractional Quarter (¼) of the Northwest Quarter (¼) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa, containing 7.78 acres more or less, as shown in Plat of Survey filed in Book 2018, Page 1162, on April 16, 2018 in the Office of the Recorder of Madison County, Iowa; AND the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th PM, Madison County, Iowa, EXCEPT the West Twenty (20) feet of the South Seventy-one (71) rods thereof.



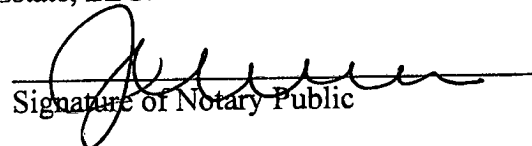
STATE OF IOWA, MADISON COUNTY, ss:

I, Jason Phelps, Member Manager of Phelps Real Estate, LLC, being first duly sworn (or affirmed) under oath depose and state that I am the purchaser of the real estate described above. The purchaser has relied upon the Affidavit dated 12/19/2024, from Stephen W. Dunn, Trustee of the Dunn Family 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 01-03-2025.


Jason Phelps, Member Manager
of Phelps Real Estate, LLC, Affiant

Signed and sworn to (or affirmed) before me on 1/3/25,
by Jason Phelps, Member Manager of Phelps Real Estate, LLC.


Signature of Notary Public

