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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

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**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: NDTCO as custodian FBO Jason M. Phelps IRA, 1070 Century Drive, Louisville, CO 80027

Return Document To: NDTCO as custodian FBO Jason M. Phelps IRA, 1070 Century Drive, Louisville, CO 80027

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

Grantees: NDTCO as custodian FBO Jason M. Phelps IRA

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: The Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, AND all that part of the Northeast Quarter (¼) of the Northwest Quarter (¼) of said Section Seven (7) lying West of the public road, EXCEPT all that part of Parcels "A" and "B" located therein, containing 5.2487 acres and 1.9966 acres respectively, as 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 EXCEPT Parcels "K", "L", "M", "N", and "P" located in the Northwest Quarter (¼) of said Section Seven (7), as shown in Plat of Survey filed in Book 2018, Page 1162, on April 16, 2018, AND EXCEPT Parcel "D" of the Northwest Quarter (¼) of the Northwest Quarter (¼) of said Section Seven (7), containing 0.22 acres, as shown in Plat of Survey filed in Book 2012, Page 2921, on September 28, 2012 in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "G" located in the North Half (½) of the Northwest Fractional Quarter (¼) of said Section Seven (7), containing 1.047 acres, as shown in Plat of Survey filed in Book 2012, Page 2920, on September 28, 2012 in the Office of the Recorder of Madison County, Iowa; AND Parcel "L" located in the Northwest Quarter (¼) of the Northwest Quarter (¼) of said Section Seven (7), containing 19.84 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 Parcel "M" located in the Northwest Fractional Quarter (¼) of the Northwest Quarter (¼) and the Southwest Quarter (¼) of the Northwest Quarter (¼) of said Section Seven (7), containing 3.03 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 Parcel "P" located in the Northwest Fractional Quarter (¼) of the Northwest Quarter (¼) and the Southwest Fractional Quarter (¼) of the Northwest Quarter (¼) of said Section Seven (7), containing 3.00 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 Parcel "H" located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 23.05 acres, as shown in Plat of Survey filed in Book 2012, Page 2922, on September 28, 2012 in the Office of the Recorder of Madison County, Iowa; AND the East Half (½) of the Northeast Quarter (¼) of the Northeast Quarter (¼) of said Section Twelve (12).



STATE OF Colorado, Boulder COUNTY, ss:

I, Lori Johnson, Asset Manager Coordinator, NDTCO as custodian FBO Jason M. Phelps IRA, being first duly sworn under oath depose and state that I am the Custodian FBO for Jason Phelps IRA of the real estate described above. The purchaser has relied upon the Affidavit dated 12/19/24, 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 12/26/2024.

Lori Johnson
As authorized signer for NDTCO

FBO Acct#

NDTCO as custodian FBO Jason Phelps IRA

Lori Johnson
Lori Johnson, Asset Manager Coordinator

Signed and sworn to (or affirmed) before me on December 26, 2024,
by Lori Johnson, Asset Manager Coordinator

ASHLEY WHITLOCK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20144009157
MY COMMISSION EXPIRES 02/26/2026

Ashley Whitlock
Signature of Notary Public