



Document 2025 3252

Book 2025 Page 3252 Type 06 009 Pages 2  
Date 12/01/2025 Time 1:03:34PM  
Rec Amt \$12.00

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

**PURCHASER'S AFFIDAVIT  
Recorder's Cover Sheet**

**Preparer Information:** Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

**Taxpayer Information:** Millstream Farms, LLC, 721 North 14th Avenue, Winterset, IA 50273

**Return Document To:** Millstream Farms, LLC, 721 North 14th Avenue, Winterset, IA 50273

**Grantors:** Larry H. Utsler and Michelle J. Utsler Family Trust dated June 12, 2019

**Grantees:** Millstream 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: Parcel "K" located in the Southeast Quarter (¼) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 50.51 acres, as shown in Plat of Survey filed in Book 2025, Page 3010 on November 10, 2025, in the Office of the Recorder of Madison County, Iowa.

STATE OF IOWA, MADISON COUNTY, ss:

I, Jeffrey Jon Nolan, Member Manager of Millstream Farms, 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 November 25, 2025, from Stephen B. Utsler and Corey W. Utsler, Co-Trustees of the Larry H. Utsler and Michelle J. Utsler Family Trust dated June 12, 2019. 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 11-25-2025.

Millstream Farms, LLC

Jeffrey Jon Nolan,  
Member Manager, Affiant

Signed and sworn to (or affirmed) before me on 11/25/2025, by  
Jeffrey Jon Nolan, Member Manager of Millstream Farms, LLC.

Signature of Notary Public

