

BK: 2025 PG: 341
Recorded: 2/5/2025 at 3:17:17.0 PM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
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: Glenn S. Rowe, 3163 110th Street, Lorimor, IA 50149

Return Document To: Glenn S. Rowe, 3163 110th Street, Lorimor, IA 50149

Grantors: Robert D. Newton as trustee of The Robert D. Newton Revocable Trust

Grantees: Glenn S. Rowe

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: A tract of land located in the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Northeast Corner of said Section Two (2), thence South 89°56' West 1056.0 feet along the North line of the Northeast Quarter (¼) of the Northeast Quarter (¼) of said Section Two (2), thence South 0°04' East 78.8 feet to the Point of Beginning, thence continuing South 0°04' East 53.2 feet, thence South 89°56' West 165.0 feet, thence North 0°04' West 48.4 feet, thence North 88°16' East 165.1 feet to the Point of Beginning, containing 0.2 acres, more or less; AND a tract of land located in the North Half (½) of the Northeast Quarter (¼) of said Section Two (2), more particularly described as follows, to-wit: Commencing 74 rods West of the Northeast corner of said Section Two (2), thence South 8 rods, thence East 10 rods, thence South 28 rods, thence West 26 rods, thence South 16 rods, thence West to the East line of the West 50 acres of the Northeast Quarter (¼) of said Section Two (2); thence North to the North line of said Section Two (2), thence East to the point of beginning; AND the West 50 acres of the Northeast Quarter (¼) of said Section Two (2), EXCEPT the following-described tracts, to-wit:

1. The North 268.71 feet of the West 417.42 feet of the West 50 acres of the Northeast Quarter (¼) of said Section Two (2);
2. The South 33-1/3 rods of the East 24 rods of the West 50 acres of the Northeast Quarter (¼) of said Section Two (2);
3. A tract of land located in the Northwest Quarter (¼) of the Northeast Quarter (¼) of said Section Two (2), more particularly described as follows, to-wit: Commencing at the North Quarter (¼) Corner of said Section Two (2), thence North 90°00' East 417.42 feet along the Section line, thence South 00°05' West 82.50 feet to the point of beginning, thence continuing South 00°05' West 379.95 feet, thence South 90°00' East 404.13 feet, thence North 00°05' East 361.59 feet, thence North 87°28' West 404.55 feet along the South line of Iowa Highway No. 92 to the point of beginning, containing 3.4375 acres;
4. Parcel "A" located in the Northwest Quarter (¼) of the Northeast Quarter (¼) of said Section Two (2), containing 3.00 acres, as shown in Amended Plat of Survey filed in Book 2, Page 737 on November 20, 1996, in the Office of the Recorder of Madison County, Iowa;
5. Parcel "K" located in the Northwest Quarter (¼) of the Northeast Quarter (¼) of said Section Two (2), containing 0.29 acres, as shown in Plat of Survey filed in Book 2014, Page 3181 on December 18, 2014, in the Office of the Recorder of Madison County, Iowa;
6. That portion of the above-described real estate conveyed to the State of Iowa for highway purposes.

Arizona *Pinal*
STATE OF ~~IOWA~~, MADISON COUNTY, ss:


I, Glenn S. Rowe, 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 1-31-2020, from Robert D. Newton, trustee of the The Robert D. Newton Revocable 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 1-24-2025.


Glenn S. Rowe, Affiant

Signed and sworn to (or affirmed) before me on 1/24/25, by
Glenn S. Rowe.


Signature of Notary Public

