



Document 2025 3488

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Date 12/22/2025 Time 12:50:05PM

Rec Amt \$12.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

PURCHASER'S AFFIDAVIT
Recorder's Cover Sheet

CB170252

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

4/5

Taxpayer Information: Roger E. Brillon, 315 N. 4th Avenue, Winterset, IA 50273

Return Document To: Roger E. Brillon, 315 N. 4th Avenue, Winterset, IA 50273

Grantors: Bluebird Trust

Grantees: Roger E. Brillon

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)

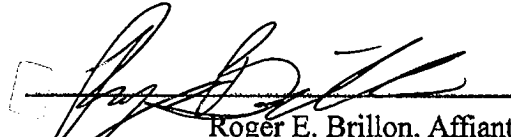
RE: The South Half (1/2) of Lots Three (3) and Four (4) in Block Seven (7) of the Original Town of Winterset, Madison County, Iowa.

STATE OF IOWA, MADISON COUNTY, ss:



I, Roger E. Brillon, 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 12/18/2025, from George M. Montross, Trustee of the Bluebird 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.

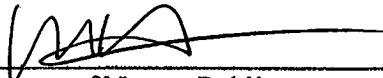
Dated 12/19/2025



Roger E. Brillon, Affiant

Signed and sworn to (or affirmed) before me on

December 19th 2025, by Roger E. Brillon.



Signature of Notary Public

