

BK: 2025 PG: 913  
Recorded: 4/17/2025 at 8:26:21.0 AM  
Pages 2  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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**Preparer:** Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (185RC)

**Return To:** Jeremy Gaumer and Paige Gaumer/ 2623 Timber Ln, SAINT CHARLES, IA 50240

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### **PURCHASER'S AFFIDAVIT**

**RE:** The Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-nine (29) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT therefrom a parcel described as commencing 108.6 feet East of the Southwest Corner and on the South line thereof, thence North 3°57' East, 389.9 feet, thence South 89°49' East, 299.9 feet, thence South 7°51' West, 391.7 feet to the South line thereof, thence West 273.3 feet to the point of beginning and containing 2.5565 acres including 0.2917 of an acre of county road right-of-way; AND EXCEPT Parcel "F" located in the Northwest Quarter (¼) of the Northwest Quarter (¼) of said Section Twenty-nine (29), containing 18.04 acres of land including 0.47 acres of county road right of way, as shown in Plat of Survey filed in Book 2003, Page 5279 on September 4, 2003, in the Office of the Recorder of Madison County, Iowa.

**Address:** 2623 Timber Ln, SAINT CHARLES, IA 50240.

I, Paige Gaumer, being first duly sworn (or affirmed) under oath depose and state that I am the purchaser of the real estate described above. I have relied upon the Affidavit from David E.

Nitzel and Diane M. Nitzel dated the 24th of March, 2025. I have 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: 4/3/25

Paige Gaumer  
Paige Gaumer

STATE OF Iowa )  
COUNTY OF Polk ) ss:

This record was acknowledged before me on 4/3/25, by  
Paige Gaumer.



[Signature]  
Notary Public in and for said State