

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER   
RECORDED   
COMPARED

**PURCHASER AFFIDAVIT**

*Prepared by and return to:* Mark A. Critelli, Critelli & Hubbard, P.C., 9902 Swanson Blvd., Clive, IA 50325 (515) 255-8750

*Grantor/Affiant:* Marnix A. Verhofste and Hilde M. L. Debruyne

*Grantee:* The Public

*Legal Description:* 163 acres, more or less, in Madison County, Iowa. Complete legal attached as Exhibit A"

SATC

STATE OF IOWA )  
 ) ss:  
COUNTY OF POLK )

We, Marnix A. Verhofste and Hilde M. L. Debruyne, are the Purchasers of the below-described real estate.

1. We are purchasing the below-described real estate from Jon W. McBride Revocable Trust dated November 23, 1999.

2. That the undersigneds are relying on the Affidavit filed by the Trustee(s) on behalf of the Jon W. McBride Revocable Trust which indicates that there has been no notice of any claims and there is no knowledge of any adverse claims arising out of the execution and recording of the Deed from the Trustee(s) of the Jon W. McBride Revocable Trust to the undersigneds in conjunction with the recording of said Deed.

3. That this Affidavit is made for the purpose of removing any possible cloud on the title for the real estate legally described as follows: to wit:

Attached as Exhibit "A"

Dated this 25 day of January, 2006.

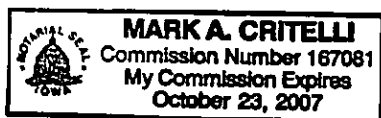
Marnix A. Verhofste  
Marnix A. Verhofste, Affiant

Hilde M. L. Debruyne  
Hilde M. L. Debruyne, Affiant

Subscribed in my presence and sworn to (affirmed) before me by said Affiant this 25 day of

January, 2006.

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA



**Legal Description - Parcel "B":**

THE NORTHEAST 1/4 AND THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA, EXCEPT A TRACT COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION, THENCE SOUTH 57 1/2 RODS, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 80 RODS, THENCE NORTH 37 1/2 RODS, THENCE WEST PARALLEL WITH SAID NORTH LINE 10 RODS, THENCE NORTH 20 RODS TO SAID NORTH LINE OF SAID SECTION, THENCE EAST ON SAID SECTION LINE 90 RODS TO THE POINT OF BEGINNING, CONTAINING 30 ACRES MORE OR LESS.

ALL NOW MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 14; THENCE N 83°57' 26" E ALONG THE SECTION LINE, 1,158.21 FEET;  
THENCE S 0°18' 51" W, 330.00 FEET;  
THENCE N 83°57' 26" E, 165.00 FEET;  
THENCE S 0°18' 51" W, 618.75 FEET;  
THENCE N 83°57' 26" E, 1320.00 FEET;  
THENCE S 0°18' 51" W ALONG THE SECTION LINE 1,701.02 FEET;  
THENCE S 83°59' 58" W ALONG THE 1/4 SECTION LINE 2,837.82 FEET;  
THENCE S 84°06' 41" W ALONG THE 1/4 SECTION LINE 654.55 FEET;  
THENCE N 0°04' 43" W, 2,647.28 FEET;  
THENCE N 84°10' 00" E ALONG THE SECTION LINE 660.27 FEET TO THE POINT OF BEGINNING, AND EXCEPTING THEREFROM A 7.029 ACRES PARCEL DESCRIBED AS FOLLOWS:  
COMMENCING AT THE N 1/4 CORNER OF SAID SECTION 14 THENCE S 84°10' 00" W ALONG THE SECTION LINE 660.27 FEET;  
THENCE S 0°04' 43" W, 1,767.27 FEET;  
THENCE N 90°00' 00" E, 440.00 FEET TO THE POINT OF BEGINNING (P.O.B.);  
THENCE N 0°00' 00" E, 280.00 FEET;  
THENCE N 20°33' 22" E, 170.88 FEET;  
THENCE N 90°00' 00" E, 780.00 FEET;  
THENCE S 60°15' 18" E, 80.82 FEET;  
THENCE S 47°43' 35" W, 594.64 FEET;  
THENCE N 90°00' 00" W, 470.00 FEET TO THE POINT OF BEGINNING.

THE TOTAL AREA OF PARCEL B IS 162.472 ACRES.