

REC \$ 10.00

AUD \$ _____

R.M.F. \$ 1.00

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FILED NO. 4592

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98 MAY 20 PM 2: 21

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Jerrold B. Oliver, P.O. Box 230, Winterset, Iowa 50273, (515) 462-3731

Individual's Name

Street Address

City

Phone

SPACE ABOVE THIS LINE
FOR RECORDER



PURCHASER'S AFFIDAVIT
(For use with property purchased from an inter vivos trust)

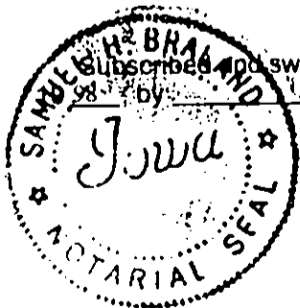
RE: SEE EXHIBIT "A" ATTACHED.

STATE OF IOWA, MADISON COUNTY, ss:

I, Max Steigleder, being first duly sworn (or affirmed) under oath depose and state that I am (one of) (the _____ of) the purchaser(s) of the real estate described above. The purchaser has relied upon the Affidavit from A & M Trust, dated the day 18th of May, 19 98. 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 this 18th day of May, 19 98.

Max Steigleder
Max Steigleder Affiant



Subscribed and sworn to (or affirmed) before me this 18th day of May, 19 98, by Max Steigleder

Ann H. [Signature]
Notary Public

EXHIBIT "A"

Parcel "B" which is a part of the West Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$), the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), and the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) all in Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and includes all of Parcel "A", more particularly described as follows: Beginning at the Center of Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence South $00^{\circ}50'59''$ West 1314.87 feet along the East line of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-three (23); thence North $39^{\circ}32'37''$ West 399.73 feet along the South line of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-three (23); thence North $37^{\circ}35'32''$ West 1167.84 feet to a point on the East Right-of-Way line of U. S. Highway No. 169; thence North $89^{\circ}11'00''$ West 190.35 feet to the West line of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$); thence North $00^{\circ}48'56''$ East 397.26 feet to the Southwest Corner of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-three (23); thence North $00^{\circ}21'53''$ East 1310.35 feet to the Northwest Corner of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-three (23); thence South $89^{\circ}21'46''$ East 992.98 feet along the North line of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Twenty-three (23); thence South $00^{\circ}29'03''$ West 259.80 feet; thence South $89^{\circ}16'18''$ East 599.91 feet; thence North $00^{\circ}33'36''$ East 700.57 feet; thence North $89^{\circ}19'43''$ East 279.50 feet to the West line of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-three (23); thence North $00^{\circ}39'14''$ West 877.76 feet to the North Quarter ($\frac{1}{4}$) Corner of said Section Twenty-three (23); thence South $89^{\circ}25'00''$ East 1323.39 feet to the Northeast Corner of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-three (23); thence South $00^{\circ}28'21''$ West 2615.69 feet to the Southeast Corner of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-three (23); thence North $89^{\circ}54'59''$ West 1301.73 feet to the Point of Beginning containing 139.950 acres including 7.448 acres of U. S. Highway No. 169 right-of-way and 3.424 acres of County Road right-of-way,

EXCEPT

Parcel "A" in the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter all in Section 23, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Center of Section 23, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa; Thence North $89^{\circ}24'05''$ West 660.00 feet along an existing fence on the South line of the Southeast Quarter of the Northwest Quarter of said Section 23; thence North $00^{\circ}00'00''$ East 660.00 feet; thence South $89^{\circ}24'05''$ East 630.00 feet to the East line of the Northwest Quarter of said Section 23; thence South $00^{\circ}00'00''$ East 210.00 feet along said East line; thence South $89^{\circ}54'54''$ East 450.00 feet; thence South $00^{\circ}00'00''$ East 450.00 feet to the South line of the Southwest Quarter of the Northeast Quarter of said Section 23; thence North $89^{\circ}54'54''$ West 450.00 feet to the Point of Beginning containing 14.648 acres.