

Document 2014 1380

Book 2014 Page 1380 Type 06 034 Pages 1 Date 6/11/2014 Time 12:46 PM Rec Amt \$7.00

INDX ANNO SCAN

LISA SMITH, COUNTY RECORDER MADISON COUNTY 10WA

CHEK

SPACE ABOVE THIS LINE RESERVED FOR RECORDER Prepared by

and Return to: Stuart Ruddy, Knapp Properties, Inc., 5000 Westown Parkway, Suite 400, West Des Moines, IA 50266 (515)-223-4000

AFFIDAVIT OF FIRST PURCHASER FROM TRUSTEE

IN RE:

Parcel "F" located in the South Half (1/2) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twelve (12), Township Seventy-Seven (77) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa, containing 3.09 acres, as shown in Plat of Survey filed in Book 2014, Page 683 on March 28, 2014, in the Officer of the Recorder of Madison County, Iowa.



I, John M. Bauer, being first duly sworn and under oath state of my personal knowledge that:

- 1. I am the first and immediate purchaser of an undivided one-half (1/2) interest in the above-described real estate from the William C. Knapp Revocable Trust ("Trust") by Trustee Warranty Deed dated June 3014.
- 2. I am presently unaware of any adverse claim concerning the title to the above-described real estate arising out of the execution and recording of the deed to me from Gerard D. Neugent, the Co-Trustee of the Trust.
- 3. I have relied and continue to rely upon the truthfulness of the Affidavit of Gerard D. Neugent, the Co-Trustee of said Trust, dated June 2014, and have no notice of any facts, circumstances or claims to the contrary.

John M. Bauer

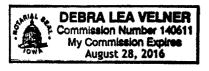
State of Iowa

) ss:

County of Polk

The foregoing record was acknowledged before me on this

_day on June, 2014, by John M. Bauer.



Notary Public in and for the State of Iowa