



Document 2015 2633

BK: 2015 PG: 2633 Type 06 009 Pages 2  
Recorded: 9/8/2015 at 2:07:22.0 PM  
Fee Amount: \$12.00  
Revenue Tax:  
LISA SMITH RECORDER  
Madison County, Iowa

INDX  
ANNO  
SCAN  
CHEK

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This instrument prepared by:  
JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700  
Return to:  
Adam Oser and Charise Russell-Oser, 2393 Walnut Trl., Saint Charles, IA 50240

Phone No.: (515)278-0623

Order No.: MES-61136/JC

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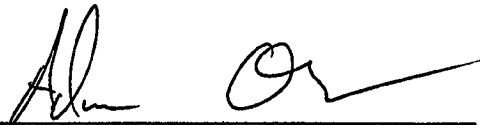
## AFFIDAVIT OF PURCHASER OF PROPERTY FROM INTER VIVOS TRUST

Legal: **The North Half (1/2) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twelve (12), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.**

We, **Adam Oser and Charise Russell-Oser**, being first duly sworn upon our oath, do depose and state as follows:

1. We are the prospective buyers of the above-described real estate.
2. We are relying on the Affidavit from Jeffrey C. Flagg and Cynthia A. Flagg as the Trustee of the Cynthia A. Flagg Trust, utd 5/26/1993, pursuant to Iowa Code §614.14 regarding the continued existence of the Trust and the Trustee's power to convey the property.
3. We have no notice or knowledge of any adverse claims arising out of the execution and recording of the Deed from the Trustee.

Further these Affiants sayeth naught.

  
\_\_\_\_\_

Adam Oser

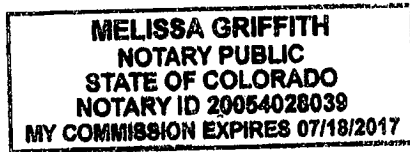
  
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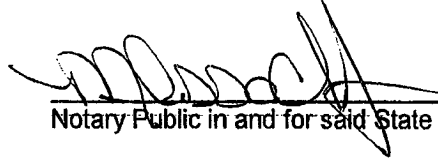
Charise Russell-Oser

STATE OF Colorado

COUNTY OF Las Animas

This instrument was acknowledged before me on September 2, 2015 by Adam Oser and Charise Russell-Oser.



  
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Notary Public in and for said State Colorado