

Prepared By: Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267
Return To: Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072
Address Tax Statement: Ginger K. Capps, 2222 Adair Madison Avenue, Winterset,
Iowa 50273

AFFIDAVIT OF RELIANCE

STATE OF IOWA :
 : SS
COUNTY OF GUTHRIE :

Comes now Ginger K. Capps, who on oath deposes and states:

I am making this Affidavit in connection with the chain of title to the following described real estate, to-wit:

The Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Six (6), Township Seventy-five (75) North, Range Twenty-Nine (29) West of the 5th P.M., Madison County, Iowa.

AND

A tract of land including all of Blocks Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), and Fifteen (15), and Lots One (1), Five (5), Six (6), Seven (7) and Eight (8) in Block Ten (10), and part of the vacated alleys and streets located in said Blocks Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), and Fifteen (15), ALL in the Original Town of Webster, Madison County, Iowa, and all more particularly described as follows, to-wit: Beginning at the Northwest Corner of Block Seven (7) of the Original Town of Webster, Madison County, Iowa, thence South to a point which is 33 feet South of the Southwest Corner of Block Fifteen (15) of the Original Town of Webster, thence East to a point which is 33 feet South of the Southeast Corner of Block Thirteen (13) of the Original Town of Webster, thence East 66 feet, thence North to a point which is 66 feet East of the Northeast Corner of Block Five (5) of the Original Town of Webster, thence North 33 feet, thence West to a point which is 33 feet North of the Northwest Corner of Block Six (6) of the Original Town of Webster, thence South 33 feet, thence West to the Point of Beginning, **EXCEPT** Parcel "A" located therein, containing 7.66 acres, as shown in Plat of Survey filed in Book 2, Page 283 on June 14, 1996, in the Office of the Recorder of Madison County, Iowa. Said tract of land includes Parcel "B" located in said Blocks Ten (10) and Fifteen (15), containing 3.00 acres, as shown in Plat of Survey filed in Book 2006, Page 3804 on September 15, 2006, in the Office of the Recorder of Madison County, Iowa.

The above described real estate is being transferred to Ginger K. Capps as part of the termination and distribution of the Rose M. Deo Trust dated January 4, 2006. Ginger K. Capps has relied on the affidavit dated the 14th day of June, 2017 from James W. Belden as trustee of the Rose M. Deo Trust dated January 4, 2006. Ginger K. Capps 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 of the trustee of the Rose M. Deo Trust dated January 4, 2006 for all purposes contemplated under Section 614.14, Code of Iowa.

Ginger K. Capps
Ginger K. Capps

Subscribed and sworn to before me and in my presence by the said Ginger K. Capps this 9th day of August, 2017.

Samuel H. Braland
Notary Public in and for the State of Iowa.

