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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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PURCHASER'S AFFIDAVIT

THE IOWA STATE BAR ASSOCIATION

Official Form No. 115

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Brett T. Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265, Phone: (515) 223-6000

Taxpayer Information: (Name and complete address)

Michael Eller, 417 East Filmore Street, Winterset, Iowa 50273

Return Document To: (Name and complete address)

Brett T. Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265

Grantors:

Michael Eller

Grantees:

Stephen W. Dunn, Trustee

Legal description: See Page 2

Document or instrument number of previously recorded documents:



PURCHASER'S AFFIDAVIT

RE: See 1 in Addendum

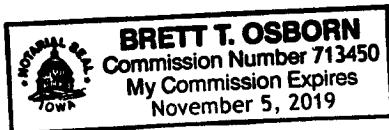
STATE OF IOWA, COUNTY OF MADISON, ss:

I, Michael Eller, being first duly sworn (or affirmed) under oath depose and state that I am (one of) the purchaser(s) of the real estate described above. The purchaser has relied upon the Affidavit dated on 11/31/19, from Stephen W. Dunn, trustee of the Dunn Family Trust dated June June 10, 1990 trust. 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 2/1/2019.


Michael P. Eller
Michael Eller, Affiant

Signed and sworn to (or affirmed) before me on February 1, 2019, by Michael Eller



Brett T. Osborn
Signature of Notary Public

Addendum 1/2

1. A tract of land located in the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point on the North Line of the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Seven (7), which is 665 feet West of the Northeast corner thereof, and running thence South $33^{\circ} 40'$ West, 603.2 feet, thence South $33^{\circ} 32'$ West 294.6 feet, thence North $8^{\circ} 30'$ East 627.0 feet, thence North $53^{\circ} 24'$ East 209.0 feet to the North line of said Forty (40) acre tract, thence East on said North line 241.0 feet to the point of beginning; AND a tract of land located in the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Six (6), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing 627.7 feet West of the Southeast corner of the Southwest Quarter ($\frac{1}{4}$) of said Section Six (6), and running thence West on the section line 447.8 feet, thence North $8^{\circ} 59'$ East 476.1 feet, thence North $9^{\circ} 39'$ West 876.9 feet, thence North $1^{\circ} 11'$ East to the intersection of the West line of Public Highway #169, thence South $16^{\circ} 44'$ East along the West line of said highway approximately 1685.7 feet to the point of beginning, EXCEPT the following-described tracts, to-wit: 
 1. A tract condemned for highway purposes described as follows: Commencing at a point on the West line of said highway 207.4 feet Northerly from the Southeast corner of the above-described tract, and running thence South $73^{\circ} 16'$ West 9.5 feet, thence Southwesterly along a 253.5 foot radius curve central angle 20° concave Southerly 88.7 feet, thence South $53^{\circ} 16'$ West 189.1 feet to the South line of said section, thence West 110.4 feet, thence North $53^{\circ} 16'$ East 277.5 feet, thence Northeasterly along a 319.5 foot radius curve central angle 20° concave Southerly 111.8 feet, thence North $73^{\circ} 16'$ East 9.5 feet, thence South $16^{\circ} 44'$ East 66 feet to point of beginning and containing $\frac{1}{2}$ of an acre, more or less;
 2. A tract of land situated in the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and the Southwest Fractional Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Six (6) described as follows: Commencing at the South Quarter ($\frac{1}{4}$) corner of said Section Six (6), thence West 627.7 feet along the South line of said Section Six (6), thence North $16^{\circ} 44'$ West along the West right of way line of U. S. Highway No. 169 871.7 feet to the point of beginning, thence continuing North $16^{\circ} 44'$ West along said West right of way line 219.0 feet, thence South $84^{\circ} 55'$ West 164.8 feet, thence North $07^{\circ} 47'$ West 44.2 feet, thence South $86^{\circ} 49'$ West 161.8 feet, thence South $61^{\circ} 04'$ West 88.0 feet, thence South $00^{\circ} 42'$ East 99.0 feet, thence South $78^{\circ} 23'$ West 114.8 feet, thence South $41^{\circ} 52'$ East 162.1 feet, thence South $33^{\circ} 00'$ East 392.2 feet, thence North $78^{\circ} 14'$ East 112.7 feet, thence North $07^{\circ} 52'$ West 339.0 feet, thence North $82^{\circ} 37'$ East 198.4 feet to the point of beginning, containing 4.2409 acres exclusive of any public road right of way;
 3. A tract located in the East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) conveyed to Madison County, Iowa, in Deed Record 109, Page 25 on May 25, 1979, in the Office of the Recorder of Madison County, Iowa, more particularly described as follows: Commencing at the South Quarter Corner of said Section Six (6), thence West 627.7 feet along the South line of said Section Six (6), thence North $16^{\circ} 44'$ West along the West right-of-way line of U. S.

Addendum 2/2

Highway No. 169 1090.7 feet to the point of beginning, thence South $84^{\circ}55'$ West 164.8 feet, thence North 144 feet, thence West 30 feet, thence North 770 feet, thence East to the West right-of-way line of U. S. Highway No. 169, thence Southeasterly along the West right-of-way line of U. S. Highway No. 169 to the point of beginning;

4. Parcel "A" located in the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Six (6), and in the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Seven (7), as shown in Plat of Survey attached to the Warranty Deed filed in Book 106, Page 363 on February 7, 1977 in the Office of the Recorder of Madison County, Iowa.