

BK: 2019 PG: 1347
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Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa



PURCHASER'S AFFIDAVIT

THE IOWA STATE BAR ASSOCIATION
Official Form No. 115
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Todd A. Elverson, 700 Second Avenue, Des Moines, IA 50309
Phone: (515) 243-1914

Taxpayer Information: (Name and complete address)

Charla Schapfel, W. 13275 Green Acres Road, Hixton, WI 54635

Return Document To: (Name and complete address)

Todd A. Elverson, 700 Second Avenue, Des Moines, IA 50309

Grantors:

John Agan, Trustee of the Raymond
John Agan Living Trust

Grantees:

Charla Schapfel

Legal description: See addendum attached

Document or instrument number of previously recorded documents:



PURCHASER'S AFFIDAVIT

RE:

See legal description attached as Exhibit A.

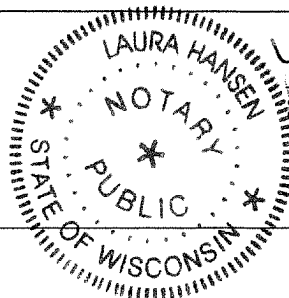
STATE OF WISCONSIN, COUNTY OF JACKSON, ss:

I, Charla Schapfel, 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 dated on 4/8/2019, from John Agan, trustee of the Raymond John Agan Living Trust 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 4-25-19.

[Handwritten signature of Charla Schapfel]
Charla Schapfel, Affiant

Signed and sworn to (or affirmed) before me on April 25, 2019, by Charla Schapfel



[Handwritten signature of Laura Hansen]
Signature of Notary Public

EXHIBIT A

The Fractional Northeast Quarter (¼), AND the East Twenty-two (22) acres of the Southeast Quarter (¼) of the Northwest Quarter (¼), AND the East Half (½) of the Southwest Quarter (¼), AND the Northeast Quarter (¼) of the Southeast Quarter (¼), AND the West Half (½) of the Southeast Quarter (¼), ALL in Section Six (6), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT the following described tracts of land, to-wit:

1. A tract of land located in the Northeast Fractional Quarter (¼) of the Northeast Quarter (¼) and in the Northwest Fractional Quarter (¼) of the Northeast Quarter (¼) of said Section Six (6) and conveyed to the State of Iowa for Road Purposes as shown in Warranty Deed filed in Book 89, Page 348 on April 21, 1959, in the Office of the Recorder of Madison County, Iowa;
2. Parcel "A" located in the Northwest Fractional Quarter (¼) of the Northeast Quarter (¼), of said Section Six (6), containing 3.037 acres, as shown in Plat of Survey filed in Book 2, Page 699 on June 13, 1996, in the Office of the Recorder of Madison County, Iowa;
3. That part of Parcel "B" located in the Northwest Fractional Quarter (¼) of the Northeast Quarter (¼) of said Section Six (6) as shown in Plat of Survey filed in Book 3, Page 545 on February 14, 2000, in the Office of the Recorder of Madison County, Iowa;
4. A tract of land located in the Northeast Quarter (¼) of the Southeast Quarter (¼) of said Section Six (6), containing 2.336 acres, as shown in Plat of Survey filed in Book 2, Page 106 on April 19, 1988, in the Office of the Recorder of Madison County, Iowa;

AND a tract of land located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section Six (6), containing 2.961 acres and more particularly described as follows: Beginning at the Northwest corner of the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section Six (6), thence along the North line of said Southeast Quarter (¼) of the Southeast Quarter (¼), South 89°35'49" East 391.72 feet; thence South 00°15'52" West 329.90 feet; thence North 89°35'49" West 390.20 feet to the West line of said Southeast Quarter (¼) of the Southeast Quarter (¼); thence along said West line North 00°00'00" 329.91 feet to the Point of Beginning;

AND

The Northwest Quarter (¼) of the Northeast Quarter (¼) of Section Seven (7), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT that part of Parcel "A" located therein, as shown in Plat of Survey filed in Book 3, Page 577 on May 12, 2000, in the Office of the Recorder of Madison County, Iowa;

AND

Parcel "D" located in the North Half (½) of the Southwest Quarter (¼) and in the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Five (5), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 81.943 acres, as shown in Plat of Survey filed in Book 2010, Page 1898 on August 16, 2010, in the Office of the Recorder of Madison County, Iowa;
