

BK: 2019 PG: 1890
Recorded: 6/25/2019 at 10:04:49.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

PURCHASER'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Todd G. Nielsen, 211 N. Maple Street, Creston, Iowa 50801
Phone: (641) 782-7007

Taxpayer Information: (name and complete address)
Leo Timothy O'Brien and Shayla Lea O'Brien, 2817 Clark Tower Rd., Peru, IA 50222

Return Document To: (name and complete address)
Todd G. Nielsen, 211 N. Maple Street, Creston, Iowa 50801

Grantors:
Bethene A. Boardman

Grantees:
Leo Timothy O'Brien and Shayla Lea O'Brien

Legal Description: See Page 2

Document or instrument number of previously recorded documents: ***Document Number
TE***

PURCHASER'S AFFIDAVIT

(For use with property purchased from an inter vivos trust)

RE: Parcel "B", located in the East Half (1/2) of the Northeast Quarter (1/4) of Section One (1), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 13.381 acres, as shown in Plat of Survey filed in Book 2003, Page 1057 on February 26, 2003, in the Office of the Recorder of Madison County, Iowa.

STATE OF IOWA, Dallas COUNTY, ss:

We, Leo Timothy O'Brien and Shayla Lea O'Brien, being first duly sworn (or affirmed) under oath depose and state that we are the purchases of the real estate described above. The purchasers have relied upon the Affidavit dated 6/5/19, from Bethene A. Boardman, trustee of the Bethene A. Boardman 1997 Declaration of Trust. The purchasers have 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 6/07/2019.

Leo O'Brien
Leo Timothy O'Brien, Affiant

Shayla O'Brien
Shayla Lea O'Brien, Affiant

Signed and sworn to (or affirmed) before me on June 7, 2019, by Leo Timothy O'Brien and Shayla Lea O'Brien.

Kyle Olson
Signature of Notary Public

