

BK: 2019 PG: 2295
Recorded: 7/26/2019 at 4:06:44.0 PM
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
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Nicholas Cooper, Whitfield & Eddy, P.L.C., 699 Walnut Street, Suite 2000, Des Moines, IA 50309; (515) 288-6041

Taxpayer Information:

Steven C. Johnson Revocable Trust and Teresa L. Johnson Revocable Trust, 5429 Boulder Drive, West Des Moines, IA 50265

Return Address:

Steven C. Johnson Revocable Trust and Teresa L. Johnson Revocable Trust, 5429 Boulder Drive, West Des Moines, IA 50265

Grantors:

Steven C. Johnson

Grantees:

Steven C. Johnson, as trustee of the Steven C. Johnson Revocable Trust
Teresa L. Johnson, as trustee of the Teresa L. Johnson Revocable Trust

Legal Description: See Exhibit A, p. 3

Document or instrument number of previously recorded documents: N/A

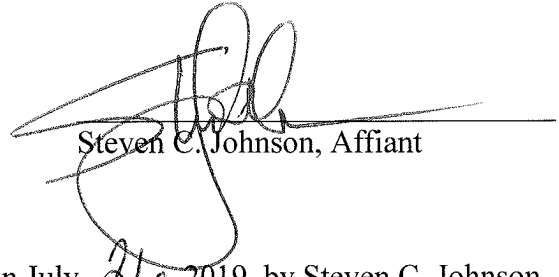
PURCHASER'S AFFIDAVIT

RE: See Exhibit A.

STATE OF IOWA, POLK COUNTY, ss:

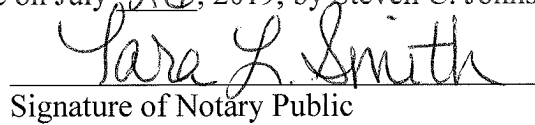
I, Steven C. Johnson, being first duly sworn (or affirmed) under oath depose and state that I am the trustee of the Steven C. Johnson Revocable Trust, one of the purchasers of the real estate described above. The purchaser has relied upon the Affidavits dated July 26, 2019, from James M. Tyler, as trustee of the James M. Tyler Trust and Dixie L. Tyler, as trustee of the Dixie L. Tyler 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: July 26th, 2019



Steven C. Johnson, Affiant

Signed and sworn to (or affirmed) before me on July 26, 2019, by Steven C. Johnson.



Signature of Notary Public



EXHIBIT A

The Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), except that part thereof lying North and West of Middle River; AND all that part of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) lying South and West of Middle River (containing about 9 acres), all in Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; AND a tract of land located in the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing 23 rods South of the Northwest corner of said Section Twenty-one (21) and running thence North to the said Northwest corner, thence East 25 rods, thence Southwesterly in a straight line to the point of beginning.

AND

A parcel of land located in the East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty (20), Township Seventy-Five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 10.993 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 197 on May 30, 1990, in the Office of the Recorder of Madison County, Iowa.

AND

The East Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty (20), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land located in the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty (20), containing 27.27 acres, and more particularly described as follows, to-wit: Commencing at the Northwest corner thereof and running thence East 16 chains, thence South 2.8 chains, thence South $78\frac{1}{2}^{\circ}$ West 3.32 chains, thence North $41\frac{1}{2}^{\circ}$ West 2.49 chains, thence South 70° West 2.50 chains, thence South 33° West 8.53 chains, thence South 10.25 chains to the South line of said 40 acres, thence West 4 chains to the Southwest corner thereof, thence North to the place of beginning; AND the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty (20), INCLUDING Parcel "B" located therein, containing 4.01 acres, more or less, as shown in Plat of Survey filed in Book 2018, Page 886 on March 23, 2018 in the Office of the Recorder of Madison County, Iowa; EXCEPT all that part of a tract of land located therein, as shown in Plat of Survey filed in Farm Plat Book 2, Page 197 on May 30, 1990 in the Office of the Recorder of Madison County, Iowa.