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Book 2019 Page 916

2019 916 Type 06 010 Pages 2
Date 4/25/2019 Time 3:06:04PM
Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE 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)

Daniel H. Swift, Swift Law Firm, 108 N. Madison St., Manchester, IA 52057
Phone: (563) 927-4901

Taxpayer Information: (Name and complete address)

Jacob W. Griztner, 1311 N. 5th St., Manchester, IA 52057

Return Document To: (Name and complete address)

Jacob W. Griztner, 1311 N. 5th St., Manchester, IA 52057

Grantors:

Warren G. Harbaugh and Garnet I Harbaugh,
Co-Trustees, UTD 1-22-96

Grantees:

Jacob W. Griztner

Legal description: See Page 2

Document or instrument number of previously recorded documents:



PURCHASER'S AFFIDAVIT

RE:

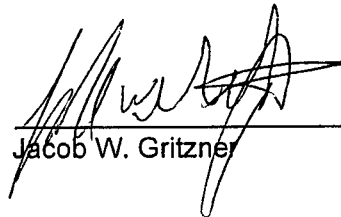
That Part of Lot Seventeen (17) of the Subdivision of a part of the North one-half (N ½) of the Southeast Quarter (SE ¼) and the South one-half (S ½) of the Northeast Quarter (NE ¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 6, and part of the South one-half (S ½) of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M. described as commencing at a point one hundred thirty two (132.0) feet West and one hundred eighty nine (189.0) feet South of the intersection of the South line of Clara Avenue with the West line of New Street in Manchester, Iowa, and running thence South ninety four (94.0) feet, thence West one hundred seventeen and fifteen one-hundredths (117.15) feet, thence North ninety-four (94.0) feet, thence East one hundred seventeen and fifteen one-hundredths (117.15) feet to the point of beginning, except street;

And the Grantors herein further hereby grant, sell and convey to said Grantees an Easement for use of the sewer line, as now installed and used, running from the said property herein conveyed, to Prospect Street, Manchester, Iowa; said sewer line being the same as that more fully described in that certain Deed wherein R.E. Schacherer, Sr. and Edyth C. Schacherer, husband and wife, are Grantees, and W.C. Snyder, Sr. and Mary Snyder, W.C. Snyder Jr. and Beverly L. Snyder are Grantors, said Deed recorded in Book 74, on page 615, of the Deed of Record of the Recorder of Delaware County, Iowa, said Affirmative Easement being more fully described in Affidavit of W. C. Snyder, Jr. dated April 25, 1951, and filed May 8, 1951, in Book 5, AFF., Page 384.

STATE OF IOWA, COUNTY OF DELAWARE, ss:

I, Jacob W. Gritzner, 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 _____, 2019, from Garnet I. Harbaugh, trustee of the Warren G. Harbaugh and Garnet I Harbaugh, Co-Trustees, UTD 1-22-96 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.

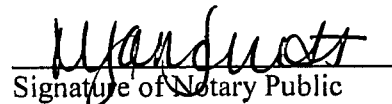
Dated 4/24/2019.



Jacob W. Gritzner, Affiant

Signed and sworn to (or affirmed) before me on 4-24-19, by _____
Jacob W. Gritzner





Signature of Notary Public