

Recorded: 11/1/2021 at 3:54:03.0 PM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax:  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2021 PG: 3842

**PURCHASER'S AFFIDAVIT**  
**Recorder's Cover Sheet**

**Preparer Information:** James T Peters, 309 First St. E, Independence, IA 50644, Phone: 319-334-9992

**Taxpayer Information:** City of Manchester, 208 East Main Street, Manchester, Iowa 52057

**Return Document To:** James T Peters, 309 First St. E, Independence, IA 50644

**Grantors:** M. Ruth Francois Revocable Trust

**Grantees:** City of Manchester, Iowa

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** \_\_\_\_\_



**PURCHASER'S AFFIDAVIT**  
(For use with property purchased from an inter vivos trust)

RE: See attached

STATE OF IOWA, DELAWARE COUNTY, ss:

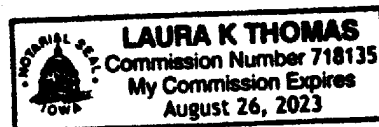
I, Tim Vick, City Manager for the City of Manchester, Iowa, being first duly sworn (or affirmed) under oath depose and state that I am the purchaser of the real estate described above. The purchaser has relied upon the Affidavit dated September 30, 2021, from M. Ruth Francois, trustee of the M. Ruth Francois Revocable 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 September 30, 2021.

A handwritten signature in cursive script that reads "Tim Vick".

Tim Vick, City Manager  
City of Manchester, Iowa

Signed and sworn to (or affirmed) before me on September 30, 2021, by Tim Vick as City Manager for the City of Manchester, Iowa.

A handwritten signature in cursive script that reads "Laura K. Thomas".  
Signature of Notary Public

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Recorded: 10/14/2021 at 12:59:53.0 PM

INDEX LEGEND  
COUNTY: DELAWARE  
CITY: MANCHESTER  
PARCEL ID: 130250003660  
LEGAL DESCRIPTION: PART OF E1/2 & SE1/4 SW1/4 SEC. 25 T89N R6W  
PROPRIETOR: Francine M Ruth Roycable Trust  
SURVEYOR: CHAD W. MARSH  
COMPANY: KIRKMAN MICHAEL  
12700 WEST DODGE ROAD  
OMAHA, NE 68134, 402-393-5630

County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.32  
Combined Fee: \$20.32  
Revenue Tax:  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2021 PG: 3594

## PLAT OF SURVEY

PARCEL 2021-114

IN THE E1/2 AND THE SE1/4 SW1/4 OF SECTION 25, TOWNSHIP 89 NORTH,  
RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

### LEGAL DESCRIPTION

PARCEL 2021-114 IN THE E1/2 AND THE SE1/4 SW1/4 OF SECTION 25, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID E1/2, THENCE N. 01°45'49" W. (ASSUMED BEARING), 412.94 FT. ON THE WEST LINE OF SAID E1/2 TO THE POINT OF BEGINNING, SAID POINT BEING ON THE CENTERLINE OF EARLY STAGECOACH ROAD; THENCE N. 87°51'06" W. 426.39 FT. ON SAID CENTERLINE; THENCE N. 01°52'03" W. 242.21 FT.; THENCE N. 88°20'36" E. 721.28 FT.; THENCE N. 01°00'18" W. 2802.00 FT. TO THE NORTH LINE OF THE SW1/4 NE1/4; THENCE N. 88°25'01" E. 68.78 FT. ON SAID NORTH LINE; THENCE S. 01°33'01" E. 3084.20 FT.; THENCE S. 88°07'08" W. 361.55 FT.; THENCE S. 01°53'38" E. 208.51 FT.; THENCE S. 88°27'18" W. 170.00 FT.; THENCE S. 01°52'45" E. 188.00 FT.; THENCE N. 88°28'54" E. 270.00 FT.; THENCE S. 01°33'56" E. 203.70 FT. TO SAID CENTERLINE; THENCE N. 88°05'58" W. 152.02 FT. ON SAID CENTERLINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 13.61 ACRES MORE OR LESS OF WHICH 0.44 ACRES PREVIOUSLY USED AS ROAD RIGHT OF WAY.

REFERENCES ARE HEREBY MADE TO A SURVEY AND PLAT MADE BY ROGER R. MOHN, RECORDED NOVEMBER 8, 2018, IN BOOK 2018, PAGE 3121 AND TO A SURVEY AND PLAT MADE BY LYLE G. TERPPEL, RECORDED JUNE 18, 2013, IN BOOK 2013, PAGE 1530, BOTH ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DAILY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

*Chad W. Marsh* 10-13-21  
CHAD W. MARSH DATE

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