



Book 2023 Page 332

Document 2023 332 Type 06 010 Pages 2  
Date 2/13/2023 Time 12:33:50PM  
Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

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

**Preparer Information:** Carolyn C. Davis, 225 1st Ave East, Dyersville, IA 52040, Phone: 563-875-9112

**Taxpayer Information:** B4 Investment Properties, LLC, c/o Brian D. Werner, 100 Hankins Street, Delhi, Iowa 52223

*gw*  
**Return Document To:** B4 Investment Properties, LLC, c/o Brian D. Werner, 100 Hankins Street, Delhi, Iowa 52223

**Grantors:** The Laurence and Helen Lillibridge Revocable Trust dated August 3, 1995

**Grantees:** B4 Investment Properties, LLC

**Legal Description:** See Page 2

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



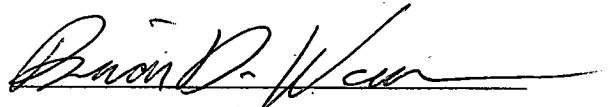
**PURCHASER'S AFFIDAVIT**  
(For use with property purchased from an inter vivos trust)

RE: Parcel 2019-06 Part Of Lot 1 Of The Subdivision Of The N 1/2 Of The SW 1/4 Of Section 20, T89N, R5W Of The Fifth P.M., City Of Manchester, Delaware County, Iowa, according to plat recorded in Book 2019, Page 582

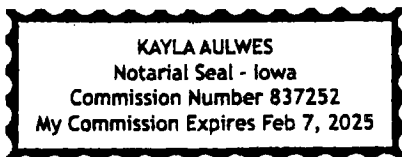
STATE OF IOWA, DUBUQUE COUNTY, ss:

I, Brian D. Werner, being first duly sworn (or affirmed) under oath depose and state that I am a Member of B4 Investment Properties, LLC, who is the purchaser of the real estate described above. The purchaser has relied upon the Affidavit dated 2-9-, 2023, from Carolyn F. Brooks, a co-trustee of The Laurence and Helen Lillibridge Revocable Trust dated August 3, 1995 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 2-9-, 2023.

  
Brian D. Werner, Affiant

Signed and sworn to (or affirmed) before me on February 9th, 2023, by Brian D. Werner, Member of B4 Investment Properties, LLC.



  
Signature of Notary Public