

Recorded: 6/6/2023 at 9:36:01.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1263

PURCHASER'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: Steven K. Daniels, 3151 Brockway Rd., PO Box 810, Waterloo, IA 50704, Phone: (319) 234-4471

Taxpayer Information: Jessica M. Hilby, 1169 225th St., Manchester, IA 52057

Return Document To: Steven K. Daniels, 3151 Brockway Rd., PO Box 810, Waterloo, IA 50704

Grantors: First Bank Wealth Management and Trust Services as Trustee of Mable McKay Child Family Trust

Grantees: Jessica M. Hilby

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: Lots Two Hundred Fifty-Three (253) except the East 7 feet thereof, Two Hundred Fifty-Four (254) and Two Hundred Fifty-Five (255), Masonville, Iowa, according to plat recorded in Book 1 L.D., Page 134,

AND

Lots Three Hundred Fifteen (315), Three Hundred Sixteen (316), Three Hundred Seventeen (317), Three Hundred Eighteen (318) and the East one-half (E 1/2) of Lot Three Hundred Fourteen (314), Masonville, Iowa, according to plat recorded in Book 1 L.D., Page 134,

AND

Lot Two Hundred Fifty-Six (256), and the East one-half (E 1/2) of Lot Two Hundred Fifty-Seven (257), Masonville, Iowa, according to plat recorded in Book 1 L.D., Page 134.

STATE OF IOWA, DELAWARE COUNTY, ss:

I, Jessica M. Hilby, 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 2023-06-02, from Jeffrey Conrey on behalf of First Bank Wealth Management and Trust Services, Trustee of the Mable McKay Child Family 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 June 5th, 2023

Jessica Hilby

Jessica M. Hilby, Affiant

Signed and sworn to (or affirmed) before me on June 5, 2023, by Jessica M. Hilby.

Jaxon Miller
Signature of Notary Public

