

Recorded: 6/22/2023 at 12:39:19.0 PM  
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: 1397

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

**Preparer Information:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

**Taxpayer Information:** Ashley Pierce and Justin Pierce, 727 East Union Street, Manchester, Iowa 52057

**Return Document To:** Ashley Pierce and Justin Pierce, 727 East Union Street, Manchester, Iowa 52057

**Grantors:** Mary Chris O'Brien-Schnieders and Lori Ann Schaul as co-trustees of William John (John) O'Brien Revocable Trust dated May 1, 2014

**Grantees:** Ashley Pierce and Justin Pierce

**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: The North one-half (N 1/2) of Lot Twenty-four (24), except the East eighty seven (87) feet thereof, of Iowa Land Company's Addition to Manchester, Iowa, according to plat recorded in Book 4 L.D., Pages 484-485.

STATE OF IOWA, DELAWARE COUNTY, ss:

I, Ashley Pierce, being first duly sworn (or affirmed) under oath depose and state that I am one of the purchasers of the real estate described above. The purchaser has relied upon the Affidavit dated June 2, 2023 from Mary Chris O'Brien-Schnieders, trustee of the William John (John) O'Brien Revocable Trust dated May 1, 2014 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 5, 2023.

Ashley Pierce  
Ashley Pierce, Affiant

Signed and sworn to (or affirmed) before me on June 5, 2023,  
by Ashley Pierce.

Barbara K. Sailer  
Signature of Notary Public

