



Book 2023 Page 2599

Document 2023 2599 Type 06 010 Pages 2

Date 10/18/2023 Time 12:19:07PM

Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PURCHASERS' AFFIDAVIT
Recorder's Cover Sheet

Preparer Information:

Benjamin M. Lange
Swisher & Cohrt, PLC
222 1st Street East
Independence, IA 50644
Phone: (319) 334-4488

Taxpayer Information:

Mitchel A. Dickson
1379 132nd Street
Dundee, Iowa 52038

Return Document To:

Same as Taxpayer

Grantors:

LaDema Fisher Vanek Trust dated September 8, 1988

Grantees:

Mitchel A. Dickson

Legal Description: See Page 2

Document or instrument number if applicable:

313 3rd Ave SE
Hawkeye Electric Co
Cedar Rapids IA 52401

PURCHASERS' AFFIDAVIT

RE: Lot Two (2) of the Subdivision of the North one-half ($\frac{1}{2}$) of the Northeast Quarter ($\text{NE}\frac{1}{4}$) of Section Twenty Two (22), Township Ninety (90) North, Range Six (6), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 10, except that part described as beginning at the Northeast corner of the Northeast Quarter ($\text{NE}\frac{1}{4}$) of said Section Twenty (22), thence North $90^{\circ} 00'$ West along the North line of said Northeast Quarter ($\text{NE}\frac{1}{4}$) four hundred sixty two and eight-tenths (462.8) feet to the point of beginning, thence continuing North $90^{\circ} 00'$ West along said North line one hundred nine and forty two hundredths (109.42) feet, thence South $45^{\circ} 00'$ West three hundred fifty (350) feet, thence South $53^{\circ} 22'$ East three hundred twenty three and forty two hundredths (323.42) feet, thence North $27^{\circ} 07'$ East three hundred twenty eight and ninety nine hundredths (328.99) feet to the Westerly right-of-way line of the existing county road, thence North $19^{\circ} 37'$ West along said right-of-way line one hundred fifty six and seventy four hundredths (156.74) feet to the point of beginning.

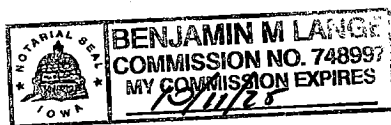
STATE OF IOWA, COUNTY OF BUCHANAN, ss:

I, Mitchel A. Dickson, 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 October 16, 2023, from Lee Frank, trustee of the LaDema Fisher Vanek Trust dated September 8, 1988. The purchaser has no notice or knowledge of any adverse claims arising out of the execution and recording of the deed from the trustees. This Affidavit is given to establish reliance on the Affidavit referred to above for all purposes contemplated under Iowa Code Section 614.14.

Dated 10.16.23.


Mitchel A. Dickson, Affiant

Signed and sworn to (or affirmed) before me on the 16 day of October, 2023, by Mitchel A. Dickson.




Signature of Notary Public