

Recorded: 1/5/2024 at 9:15:39.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 52

PURCHASER'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: (319) 334-3704

Return Document To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644

Grantor: Beau A. Hutchinson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

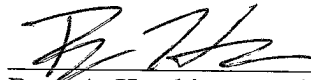
PURCHASER'S AFFIDAVIT

RE: Commencing at a point on the North line of the East Half of the Northwest ¼ of the Northeast ¼ of Section 7, Township 89 North, Range 4 West of the 5th P.M., where said line intersects the West line of the Right of Way of the Manchester & Oneida Railroad Company, running thence West along the North line of said Section Seven, Nine rods, thence South Eight rods, thence East Eleven rods to the West line of said right of way of the Manchester & Oneida Railroad Company, thence Northeasterly along the West line of said right of way Eight and 24/100 rods to the place of beginning, all being in the East ½ of the Northwest ¼ of the Northeast ¼ of Section 7, Township 89 North, Range 4 West of the 5th P.M.

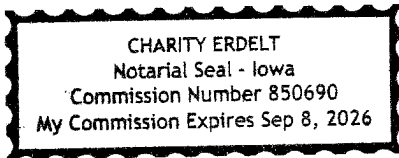
STATE OF Iowa, COUNTY OF Buchanan, ss:

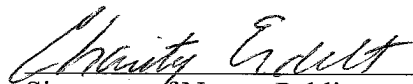
I, Beau A. Hutchinson, being first duly sworn (or affirmed) under oath depose and state that I am the purchaser of the real estate described above. The purchaser has relied upon the Affidavit dated December 29, 2023, by Patsy L. Baskerville, as the Trustee of the Patsy Baskerville Living Trust. The purchaser 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: 1-2, 2024


Beau A. Hutchinson, Affiant

Signed and sworn to (or affirmed) before me on January 2, 2024, by Beau A. Hutchinson.




Signature of Notary Public