

Recorded: 3/15/2024 at 9:51:04.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 584

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

**Preparer Information:** Peter H. Wessels, WESSELS & WIERMAN, P.C., 423 - 17th Street,  
Suite 102, Rock Island, IL 61201, Phone: 309-794-9400

**Taxpayer Information:** John E. Francois, 2055 Victor Avenue, Winthrop, IA 50682

**Return Document To:** Peter H. Wessels, WESSELS & WIERMAN, P.C., 423 - 17th Street,  
Suite 102, Rock Island, IL 61201

**Grantors:** Janice E. McCusker, Trustee of the Lois C. Francois Trust dated October 10, 2022

**Grantees:** John E. Francois and Elizabeth M. Francois, Co-Trustees of the John E. Francois  
Revocable Trust dated March 2, 2017

**Legal Description:** See Page 3

**Document or instrument number of previously recorded documents:** 2022-3062



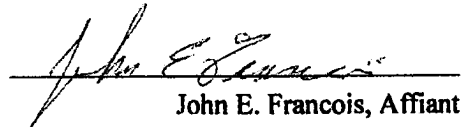
**PURCHASER'S AFFIDAVIT**  
(For use with property purchased from an inter vivos trust)

RE: SEE EXHIBIT "A" ATTACHED HERETO.

STATE OF IOWA, COUNTY OF Buchanan, ss:

We, John E. Francois and Elizabeth M. Francois, as Co-Trustees of the John E. Francois Revocable Trust dated March 2, 2017, being first duly sworn (or affirmed) under oath depose and state that we are the purchasers of the real estate described above. The purchasers have relied upon the Affidavit dated May 17, 2023, from Janice E. McCusker, Trustee of the Lois C. Francois Trust dated October 10, 2022. The purchasers have no notice or knowledge of any adverse claims arising out of the execution and recording of the deed from the Co-Trustees. This Affidavit is given to establish reliance on the Affidavit referred to above for all purposes contemplated under Iowa Code Section 614.14.

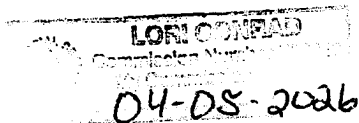
Dated May 17, 2023.

  
John E. Francois, Affiant

  
Elizabeth M. Francois, Affiant

Signed and sworn to (or affirmed) before me on May 17, 2023, by John E. Francois and Elizabeth M. Francois.

  
Signature of Notary Public



## EXHIBIT "A"

Lot Three (3) of Oak Way Extension, A Subdivision of part of the Northeast Quarter (NE ¼ ) of the Northeast Quarter (NE ¼ ) of Section Five (5), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, and Part of the Northwest Quarter (NW ¼ ) of Section Four (4), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa; according to the plat recorded in Book 4 Plats, Page 112.