

Recorded: 6/10/2024 at 12:52:12.0 PM
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: 1267

PURCHASER'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: Hillary J Friedmann, 318 South River Park Drive, PO Box 609,
Guttenberg, IA 52052, Phone: 563-252-1733

Taxpayer Information: Rachel M. Moser, 321 Hubbard Street, Colesburg, IA 52035

Return Document To: Rachel M. Moser, 321 Hubbard Street, Colesburg, IA 52035

Grantors: Michael S. Zittergruen and Karen K. Zittergruen a/k/a Karen A. Zittergruen as
trustees of Zittergruen Family Living Trust dated April 30, 2018

Grantees: Rachel M. Moser

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:

That part of Lot Fifteen (15) DESCRIBED AS COMMENCING AT THE Northwest corner of said Lot Fifteen (15) and running thence South along the West line of Lot Fifteen (15) one hundred twenty five and four-tenths (125.4) feet, thence East thirty eight (38.0) feet, thence North one hundred twenty five and four-tenths (125.4) feet, thence West thirty eight (38.0) feet to the point of beginning; and that part of Lot Sixteen (16) described as commencing at the Northeast corner of Lot Fifteen (15), and running thence South along the East line of Lot Fifteen (15) one hundred twenty five and four-tenths (125.4) feet, thence East twenty four (24.0) feet, thence North one hundred twenty five and four-tenths (125.4) feet to the South line of Hubbard Street, thence West twenty four (24.0) feet to the point of beginning, all being in the Subdivision of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Four (4), Township Ninety (90) North, Range Three (3), West of the Fifth P.M., according to Amended and Corrected Plat of Colesburg, Iowa, recorded in Book 1 Plats, Pages 73 to 86.

STATE OF IOWA, CLAYTON COUNTY, ss:

I, Rachel M. Moser, 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 June 10, 2024, from Michael S. Zittergruen and Karen K. Zittergruen a/k/a Karen A. Zittergruen, trustees of the Zittergruen Family 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 June 10, 2024

Rachel M. Moser, Affiant

Signed and sworn to (or affirmed) before me on June 10, 2024 by Rachel M. Moser.

Signature of Notary Public