

Recorded: 10/4/2024 at 4:00:17.0 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: 2507

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

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

Taxpayer Information: Wayne Miranda and Niki Miranda, 245 Park Avenue, Manchester, Iowa 52057

Return Document To: Wayne Miranda and Niki Miranda, 245 Park Avenue, Manchester, Iowa 52057

Grantors: H. Susan Gordon as trustee of Mary A. Lorenz Revocable Trust Dated July 20, 2017

Grantees: Wayne Miranda and Nicki Miranda

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 the South one-half (S1/2) of the Southwest Quarter (SW ¼) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., described as commencing at the Northwest corner of Lot Four Hundred Eighty Two (482), in the City of Manchester, Iowa, according to plat recorded in Book I L.D., Pages 484-485, running thence East to the Northeast corner of Lot Four Hundred Seventy Eighty (478), thence North to the Southeast corner of Lot Four Hundred Sixty Two (462), thence East to the Southwest corner of Lot Four Hundred Sixty Three (463), thence North to the Southwest corner of Lot Four Hundred Thirty (430), thence West to a point thirty three (33) feet West of the Southwest corner of Lot Four Hundred Thirty (430), thence North along the center line of Eighth Street (vacated) and an extension thereof to the North line of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section Twenty Nine (29), thence West to the Northwest corner of said Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼), thence South to the place of beginning (some or all of said Lots being vacated Lots in the City of Manchester, Iowa); also the West four hundred twenty nine (429) feet of that part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of said Section Twenty Nine (29) that lies South and West of the center of the Maquoketa River, all in Delaware County, Iowa.

STATE OF IOWA, DELAWARE COUNTY, ss:

I, Wayne Miranda, 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 August 26, 2024, from H. Susan Gordon, trustee of the Mary A. Lorenz Revocable Trust dated July 20, 2017. 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 10-4-2024

Wayne Miranda
Wayne Miranda, Affiant

Signed and sworn to (or affirmed) before me on October 4th 2024,
by Wayne Miranda.

Crystal K Salow
Signature of Notary Public