

Recorded: 2/26/2025 at 11:00:41.0 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: 2025 PG: 501

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

Preparer Information:

Jennifer Jaschen, 4817 University Avenue, Suite D, Cedar Falls, IA 50613 (319-553-3400)

Taxpayer Information:

David L. Steinbron and Julie M. Steinbron, 116 Delhi Road, Manchester, IA 52057

Return Document To:

David L. Steinbron and Julie M. Steinbron, 116 Delhi Road, Manchester, IA 52057

Grantors:

Brian K. Cassman, Trustee under the provisions of a Trust Agreement created by Phyllis A. Cassman and dated the 11th day of April 2012

Grantees:

David L. Steinbron and Julie M. Steinbron

Legal Description: See Attachment

Document or instrument number of previously recorded documents:



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

RE: See attached Exhibit "A".

STATE OF IOWA, Delaware COUNTY, ss:

We, David L. Steinbron and Julie M. Steinbron, being first duly sworn (or affirmed) under oath depose and state that we are the purchasers of the real estate described above. We have relied upon the Affidavit dated February 21, 2025, from Brian K. Cassman as Trustee under the provisions of a Trust Agreement created by Phyllis A. Cassman and dated the 11th day of April 2012, and any amendments thereto.

We, the purchasers, have 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 February 25, 2025.

David L. Steinbron

David L. Steinbron, Affiant

Julie M. Steinbron 2/25/25

Julie M. Steinbron, Affiant

Signed and sworn to (or affirmed) before me on February 25, 2025,
by David L. Steinbron and Julie M. Steinbron.

Patricia Coleman
Signature of Notary Public

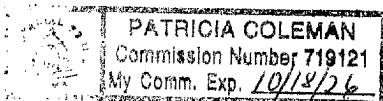


Exhibit "A"

Lots One (1), Two (2), and Three (3) of FAH Sub-Division of Lot Eleven (11) in Facorah Addition to Manchester, Iowa, according to plat recorded in Book 2 Plats, Page 84, except the East thirty five (35) feet of said Lot Three (3) and also except that part of Lot One (1) described as beginning at the Northwestern corner of Lot Nine (9) of Facorah Addition to Manchester, Iowa, which said corner abuts on the South right-of-way line of the Illinois Central Railroad, thence Southeasterly along the Northeasterly line of said Lot Nine (9) a distance of seventy and eight-tenths (70.8) feet to the Northeasterly corner of said Lot Nine (9), thence Northeasterly on an extension of the Easterly line of said Lot Nine (9) to the South line of the Illinois Central Railroad, thence West along the South line of the Illinois Central Railroad to the point of beginning; also all that portion of vacated FAH Street described as commencing at the Northwest corner of Lot Ten (10) of said FAH Sub-Division, thence North $0^{\circ} 34'$ West fifty (50) feet, thence in a Westerly direction along the South line of Lots One (1) and Two (2) of said FAH Sub-Division to the Northeast corner of Lot Seven (7) of said Facorah Addition, thence in a Southwesterly direction along the East line of said Lot Seven (7) a distance of one hundred twenty five (125) feet to the Southeast corner of said Lot Seven (7), thence Southeasterly along the Northern boundary of Delhi Road a distance of sixty (60) feet to the Southwest corner of Lot Six (6) of said Facorah Addition, thence Northeasterly along the Western boundary of said Lot Six (6) a distance of one hundred eight and two-tenths (108.2) feet, thence East along the Northern most boundary of said Lot Six (6) a distance of thirty one (31) feet to the point of beginning; also that part of vacated FAH Street described as commencing at the Northwest corner of Lot Ten (10) of said FAH Sub-Division, thence North $0^{\circ} 34'$ West fifty (50) feet, thence North $89^{\circ} 44'$ East one hundred forty eight and fifteen hundredths (148.15) feet, thence South $0^{\circ} 34'$ East fifty (50) feet, thence South $89^{\circ} 44'$ West one hundred forty eight and fifteen hundredths (148.15) feet to the point of beginning; except the North thirty (30) feet of vacated FAH Street abutting the East thirty five (35) feet of Lot Three (3) of said FAH Sub-Division, except the North thirty (30) feet of vacated FAH Street abutting the West forty four and twenty five hundredths (44.25) feet of Lot Four (4) of said FAH Sub-Division, and also except that part of vacated FAH Street described as commencing at the Northwest corner of Lot Ten (10) of said FAH Sub-Division, thence North $0^{\circ} 34'$ West twenty (20) feet, thence North $89^{\circ} 44'$ East one hundred forty eight and fifteen hundredths (148.15) feet, thence South $0^{\circ} 34'$ East twenty (20) feet, thence South $89^{\circ} 44'$ West one hundred forty eight and fifteen hundredths (148.15) feet along the North line of said Lot Ten (10) to the point of beginning.