

Recorded: 3/7/2025 at 9:28:18.0 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: 2025 PG: 590

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

**Preparer Information:** Nathan D. Runde, 2080 Southpark Ct., Dubuque, IA 52003, Tel: 563 582-2926

**Taxpayer Information:** Maria Elgin, 272 Meadow Brook Trail., Manchester, IA 52057

**Return Document To:** Maria Elgin, 272 Meadow Brook Trail., Manchester, IA 52057

**Grantors:** An undivided one-half interest to Bruce I. Schneider and Margie L. Schneider, Co-Trustees of Bruce I. Schneider Revocable Trust Agreement dated October 4, 2024, and an undivided one-half interest to Margie L. Schneider and Bruce I. Schneider, Co-Trustees of Margie L. Schneider Revocable Trust Agreement dated October 4, 2024

**Grantees:** Maria Elgin

**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: Lot Twenty (20) of Meadow Brook Trail Addition No. 3 A Subdivision Of Lot 1 And Lot 16 Of Block 3 Of Meadow Brook Trail Addition SE 1/4 - SE 1/4, Sec. 28, T89N, R5W Of The 5th P.M., City Of Manchester, Delaware County, Iowa, according to plat recorded in Book 2022, Page 2851

STATE OF IOWA, Dubuque COUNTY, ss:

I, Maria Elgin, 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 2/11/25, from Bruce I. Schneider & Margie L. Schneider, Co-Trustees of the Bruce I. Schneider Revocable Trust Agreement dated October 4, 2024, and Margie L. Schneider & Bruce I. Schneider, Co-Trustees of the Margie L. Schneider Revocable Trust Agreement dated October 4, 2024. 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 2-14-25.

Maria Elgin  
Maria Elgin, Affiant

Signed and sworn to (or affirmed) before me on 2-14-25  
by Maria Elgin.

[Signature]  
Signature of Notary Public

