

Recorded: 5/16/2025 at 8:11:14.0 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: 1248

PURCHASER'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information:

Todd J. Locher, Locher & Davis PLC, PO Box 7, Farley, IA 52046, Phone: 563-744-3359

Taxpayer Information:

M3J LLC, 302 S 2nd St, Manchester, IA 52057

Return Document To:

M3J LLC, 302 S 2nd St, Manchester, IA 52057

Grantors:

M3J LLC

Grantees:

Gerald P. Rolwes and Diane M. Rolwes as co-trustees of The Gerald Peter Rolwes and Diane Marie Rolwes Revocable Living Trust dated October 23, 2015

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)

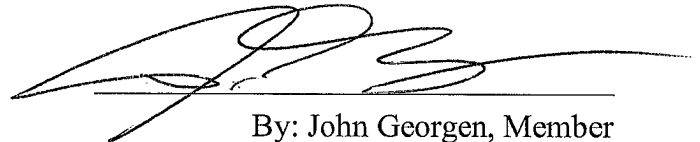
RE: The West ten (10.0) feet of Lot Seventy Six (76), and the East fifty six (56.0) feet of Lot Seventy Seven (77), in the City of Manchester, Iowa, according to plat recorded in Book F L.D., Page 373.

STATE OF IOWA, Dubuque COUNTY, ss:

I, M3J LLC, 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 APRIL 16, 2025, from Gerald P. Rolwes, trustee of the The Gerald Peter Rolwes and Diane Marie Rolwes Revocable Living Trust dated October 23, 2015 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.

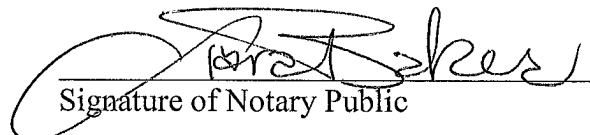
Dated May 15, 2025.

M3J LLC, Affiant



By: John Georgen, Member

Signed and sworn to (or affirmed) before me on May 15, 2025, by John Georgen as Member of M3J LLC.


Signature of Notary Public