

Recorded: 8/8/2025 at 11:02:23.0 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: 2089

PURCHASER'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: 319-334-3704

Taxpayer Information: John Cook and Maranda Cook, 1284 Union Ave., Lamont, IA 50650

Return Document To: Stephanie A. Sailer of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644

Grantors: Elizabeth F. Sanders Revocable Trust U/A dated April 12, 2024

Grantees: John Cook and Maranda Cook

Legal Description: See Page 2

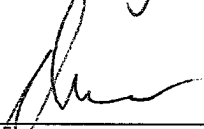
Document or instrument number of previously recorded documents: N/A

PURCHASER'S AFFIDAVIT

RE: The South fractional one-half (Sfr $\frac{1}{2}$) of the Northwest fractional Quarter (NWfr $\frac{1}{4}$) and the North one-fourth (N $\frac{1}{4}$) of the Southwest fractional Quarter (SWfr $\frac{1}{4}$) of Section Thirty One (31), Township Ninety (90) North, Range Six (6), West of the Fifth P.M., except the South three hundred seventy four (374) feet of the North four hundred ninety five (495) feet of the West three hundred seventy nine (379) feet of said North one-fourth (N $\frac{1}{4}$) of the Southwest fractional Quarter (SWfr $\frac{1}{4}$), also known as Parcel A, according to plat recorded in Book 2002, Page 706.

We, John Cook and Maranda Cook, husband and wife, being first duly sworn (or affirmed) under oath depose and state that we are the purchasers of the real estate described above. The purchasers have relied upon the Affidavit dated August 8, 2025, by Elizabeth F. Sanders, Trustee of the Elizabeth F. Sanders Revocable Trust U/A dated April 12, 2024. 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: August 8, 2025.



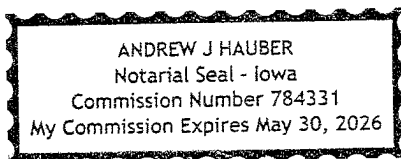
John Cook

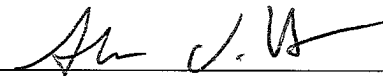


Maranda Cook

STATE OF IOWA, COUNTY OF BUCHANAN:

This record was acknowledged before me on this 8 day of August, 2025, by John Cook and Maranda Cook, husband and wife.





Signature of Notary Public