

Recorded: 12/9/2025 at 11:12:25.0 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: 3345

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: Ronald L. Aldrich and Linda J. Aldrich, 840 E Union St, Manchester, Iowa 52057

Return Document To: Ronald L. Aldrich and Linda J. Aldrich, 840 E Union St, Manchester, Iowa 52057

Grantors: Susan Broghammer and Ellen Broesder as co-trustees of Trust Agreement of Anthony C. Broghammer dated 1/6/2012

Grantees: Ronald L. Aldrich and Linda J. Aldrich

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 Lot Eight (8) of the Subdivision of the Southwest Quarter (SW1/4) and the South one-half (S1/2) of the Northwest Quarter (NW1/4) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 4, described as commencing at the intersection of the West line of said Lot Eight (8), extended, and the South line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Twenty Eight (28), running thence North along the West line of said Lot Eight (8) a distance of one hundred ninety three (193) feet, thence East a distance of one hundred (100) feet, thence South parallel with the West line of said Lot Eight (8) a distance of one hundred ninety three (193) feet to the South line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Twenty Eight (28), thence West to the place of beginning.

STATE OF IOWA, DELAWARE COUNTY, ss:

I, Ronald L. Aldrich, 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 December 5, 2025, from Ellen Broesder, one of the co-trustees of the Trust Agreement of Anthony C. Broghammer dated 1/6/2012. 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 12-8-25.


Ronald L. Aldrich, Affiant

Signed and sworn to (or affirmed) before me on 12-8-2025,
by Ronald L. Aldrich.




Signature of Notary Public