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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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

Preparer Information: Eric F. Turner, 1200 Grand Avenue, West Des Moines, IA 50265, Phone: 515-245-9509

³/₄ **Taxpayer Information:** Eric Rooney, 19668 Coachwood Rd., Riverview, MI 48193

☒ **Return Document To:** Mark L. Smith, Farmers & Merchant State Bank Bldg, P.O. Box 230, Winterset, IA 50273

Grantors: Eric Rooney

Grantees: Sue A. MacRae, Trustee of the Kathryn A. Llewellyn Living Trust dated September 18, 2014

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____



PURCHASERS' AFFIDAVIT

(For use with property purchased from an inter vivos trust)

RE: The Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-six (26); AND the North Half (1/2) of the Southwest Quarter (1/4) and the Northwest Quarter (1/4) of Section Twenty-five (25); INCLUDING Parcel "H" located in the Northwest Quarter (1/4) of said Section Twenty-five (25), containing 20.48 acres, more or less, as shown in Plat of Survey filed in Book 2017, Page 3321 on October 23, 2017, in the Office of the Recorder of Madison County, Iowa; ALL in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; EXCEPT the following described tracts, to-wit:



1. The West Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-five (25);
2. Parcel "F" located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-five (25), containing 40.02 acres, as shown in Plat of Survey filed in Book 2014, Page 1403 on June 12, 2014, in the Office of the Recorder of Madison County, Iowa;
3. Parcel "G" located in the East Half (1/2) of the Northwest Quarter (1/4) of said Section Twenty-five (25), containing 17.97 acres, as shown in Plat of Survey filed in Book 2014, Page 1763 on July 22, 2014, in the Office of the Recorder of Madison County, Iowa;
4. A tract of land located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-five (25), more particularly described as follows, to-wit: Commencing 54 rods South of the Northwest corner of the East Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-five (25), and running thence South 22 and 1/16 rods, thence East 23 1/2 rods, thence North 3 rods and 13 feet, thence in a Northwesterly direction to the point of beginning.

STATE OF Iowa, Madison COUNTY, ss:

We, Eric Rooney and Julie Rooney, being first duly sworn (or affirmed) under oath depose and state that we are of the purchasers of the real estate described above. The purchasers have relied upon the Affidavit dated 12/23/2021, from Sue A. MacRae, Trustee of the Kathryn A. Llewellyn Living Trust dated September 18, 2014. 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 12/27/21.

Eric Rooney
Eric Rooney, Affiant

Julie Rooney
Julie Rooney, Affiant

Signed and sworn to (or affirmed) before me on 12/27/21,
by Eric Rooney and Julie Rooney.

Mark L. Smith
Signature of Notary Public

