

BK: 2022 PG: 1720
Recorded: 6/8/2022 at 8:28:02.0 AM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

PURCHASER'S AFFIDAVIT
Recorder's Cover Sheet

Preparer Information: Mason T. McCoy, 200 W. Jefferson St, PO Box 199, Osceola, IA 50213, Phone: 641-342-2157

Taxpayer Information: Jacob & McKenna Lupkes, 2179 Page St., Osceola, IA 50213

Return Document To: Jacob & McKenna Lupkes, 2179 Page St., Osceola, IA 50213

Grantors: The Scott and Kimberly Palmer Revocable Trust U/A/D 8/31/2018

Grantees: Jacob John Lupkes & McKenna Jane Lupkes

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 Southwest Quarter (¼) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT the following described tracts, to wit:

1. Parcel "A", located in the Northwest Quarter (¼) of the Southwest Quarter (¼) of said Section Twelve (12), containing 3.000 acres, as shown in Plat of Survey filed in Book 2, Page 520, on December 6, 1994 in the Office of the Recorder of Madison County, Iowa;
2. Parcel "B", located in the Southwest Quarter (¼) of the Southwest Quarter (¼) of said Section Twelve (12), containing 7.10 acres, as shown in Plat of Survey filed in Book 2, Page 627, on November 8, 1995 in the Office of the Recorder of Madison County, Iowa;
3. Parcel "J", located in the West Half (½) of the Southwest Quarter (¼) of said Section Twelve (12), containing 4.00 acres, as shown in Plat of Survey filed in Book 2017, Page 3807, on December 4, 2017 in the Office of the Recorder of Madison County, Iowa;
4. A tract of land located in the Northwest Quarter (¼) of the Southwest Quarter (¼) of said Section Twelve (12), more particularly described as follows, to-wit: Beginning at a point in the Center line of a gravel road 2989 feet South of the Northwest corner of said Section Twelve (12), thence East 75 feet, thence South 75 feet, thence West 75 feet, thence North 75 feet to the point of beginning;
5. That part thereof conveyed to the State of Iowa for highway purposes, as shown in Warranty Deed filed in Book 88, Page 509, on October 5, 1957 in the Office of the Recorder of Madison County, Iowa.

STATE OF IOWA, LUCAS COUNTY, ss:

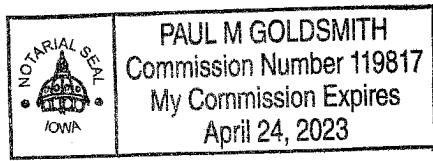
We, Jacob John Lupkes and McKenna Jane Lupkes, husband and wife, being first duly sworn under oath depose and state that we are the purchaser of the real estate described above. The purchaser has relied upon the Affidavit dated June 6, 2022, from Scott E. Palmer and Kimberly J. Palmer, Trustees of The Scott and Kimberly Palmer Revocable Trust U/A/D 8/31/2018. 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 June 7, 2022.

Jacob John Lupkes
Jacob John Lupkes, Affiant

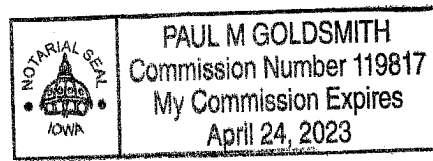
McKenna Jane Lupkes
McKenna Jane Lupkes, Affiant

Signed and sworn to before me on June 7, 2022, by Jacob John Lupkes.



Paul M Goldsmith
Signature of Notary Public

Signed and sworn to before me on June 7, 2022, by McKenna Jane Lupkes.



Paul M Goldsmith
Signature of Notary Public