

BK: 2022 PG: 1818
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Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

PURCHASER'S AFFIDAVIT

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Mitzi S. Fleming
21524 Jewel Avenue
Bloomfield, Iowa 52537

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

James A. Ross Trust dated December 17, 2009

Grantee:

Mitzi S. Fleming

Legal description: See Page 2

Document or instrument number of previously recorded documents:

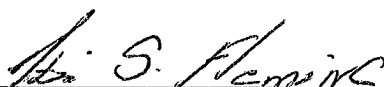
PURCHASER'S AFFIDAVIT

RE: The West Fractional Half (½) of the Northwest Quarter (¼) of Section Three (3), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT the right of way of the Chicago, Rock Island, and Pacific Railway Company; AND EXCEPT 4½ acres of land described as commencing at the Southeast corner of said tract and running thence West on the South line thereof to the Southwest corner of said tract, thence North 18 rods, thence in a straight line to the point of beginning; AND EXCEPT a parcel of land located in the Northwest Quarter (¼) of the Northwest Quarter (¼) of said Section Three (3), containing 16.125 acres, as shown in Plat of Survey filed in Plat Book 2, Page 395, on May 25, 1993, in the Office of the Recorder of Madison County, Iowa.

STATE OF IOWA, COUNTY OF DAVIS, ss:

I, Mitzi S. Fleming, being first duly sworn (or affirmed) under oath, depose and state that I am the purchaser of the real estate described above. I have relied upon the Affidavit dated June 1, 2022 from Jodie M. Ross trustee of the James A. Ross Trust dated December 17, 2009. I have no notice or knowledge of any adverse claims arising out of the execution and recording of the trustee warranty deed from the trustee of the James A. Ross Trust dated December 17, 2009. This Affidavit is given to establish reliance on the Affidavit of the trustee of the James A. Ross Trust for all purposes contemplated under Section 614.14, Code of Iowa.

Dated June 14, 2022.


Mitzi S. Fleming, Affiant

Subscribed and sworn to before me and in my presence by the said Mitzi S. Fleming this 14 day of June, 2022.


Signature of Notary Public

