



Document 2022 709

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INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

✓ This instrument prepared by and return to:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 278-0623

Mail tax statements to:

GREGGORY AND KATHERINE LESTER, 2459 Willow Bend Trail, St. Charles, Iowa 50240

File #38928-21-RFB (rfb)

AFFIDAVIT OF PURCHASERS OF PROPERTY FROM INTER VIVOS TRUST

CTB122404

Legal:

$\frac{3}{4}$

A tract of land located in the North Half of the Northeast Quarter of the Southwest Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 14, Township 75 North, Range 26, West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit:

Commencing at a point 140 feet South of the Northwest corner of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of said Section 14, thence South 286 feet on the West line of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$); thence East 798 feet to the center of the public highway extending through said Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$); thence Northwesterly along the center of said public highway to a point 140 feet South of the North line of said Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$); thence West parallel to the said North line approximately 725 feet to the point of beginning

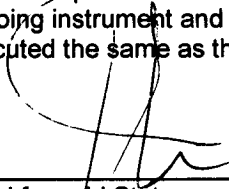
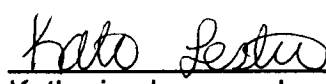
Address: 2459 Willow Bend Trail, St. Charles, Iowa 50240



We, **Greggory Zames Lester and Katherine Lavonne Lester**, being first duly sworn upon our oath, do depose and state as follows:

1. We are the transferees of the above-described real estate.

2. We are relying on the Affidavit from **Velva L. Lee, as Trustee of the Velva L. Lee Trust**, pursuant to Iowa Code §614.14, regarding the continued existence of the Trust and the Trustee's power to convey the property.
3. We have no notice or knowledge of any adverse claims arising out of the execution and recording of the Deed from the Trustee.
4. This Affidavit is given to establish reliance on the Affidavit referred to above for all purposes contemplated under Iowa Code § 614.14.

STATE OF IOWA) COUNTY OF <u>Polk</u>) SS: On this <u>7</u> day of <u>March</u>, 2022, before me the undersigned, a Notary Public in and for said State, personally appeared Greggory Zames Lester and Katherine Lavonne Lester, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.  _____ Notary Public in and for said State	Dated: <u>3/7/22</u>, 2022  _____ Greggory Zames Lester  _____ Katherine Lavonne Lester
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