

BK: 2023 PG: 2162  
Recorded: 9/6/2023 at 11:36:51.0 AM  
Pages 6  
County Recording Fee: \$32.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$35.00  
Revenue Tax:  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**PURCHASER'S AFFIDAVIT  
(RE-RECORDING)  
Recorder's Cover Sheet**

**Preparer Information:** (name, address and phone number)

Katherine McKain, 666 Grand Avenue, Ste. 2000, Des Moines, IA 50309 (515) 242-2400

**Return Document To:** (name and complete address)

Katherine McKain, 666 Grand Avenue, Ste. 2000, Des Moines, IA 50309

**Grantor:**

James Bell, Dennis Bell, and Karen Bell Reilly

**Grantee:**

David J. Blackman and Claudia A. Blackman, as Co-Trustees of the David J. Blackman Revocable Trust U/A/D and Mary Ann Wallace as Trustee of the Mary Ann Blackman Wallace Revocable Trust

**Previously Recorded Document Information:** Book 2023, Page 2137 – this affidavit is being re-recorded to correct an error in the instrument number in the body of the affidavit.

Prepared by/Return to: Katherine E. McKain, 666 Grand Ave, Ste 2000, Des Moines, IA 50309; 515.242-2400  
Previously Recorded Instruments: 2023-2097, 2023-2082

### PURCHASERS' AFFIDAVIT

We, James Bell, Dennis Bell, and Karen Bell Reilly (collectively, the "Purchaser"), being first duly sworn (or affirmed) under oath depose and state that the Purchaser is the sole purchaser of that certain real estate described on Exhibit "A" attached hereto and hereby incorporated by this reference (the "Real Estate").

The Purchaser has relied on that Trustees' Affidavit dated August 30, 2023 from David J. Blackman and Claudia A. Blackman, as Co-Trustees of the David J. Blackman Revocable Trust U/A/D April 30, 2014, filed of record in the Office of the Madison County Recorder on 8-31, 2023, as Instrument Number 2023-2097; and that certain Trustee's Affidavit dated August 30, 2023, from Mary Ann Wallace as Trustee of the Mary Ann Blackman Wallace Revocable Trust, filed of record in the Office of the Madison County Recorder on 8-31, 2023, as Instrument Number 2023-2082. The Purchaser has no notice or knowledge of any adverse claims arising out of the execution and recording of the deed from the Trustees, on behalf of said Trusts. This Affidavit is given to establish reliance on each of the Affidavits referred to above for all purposes contemplated under Iowa Code Section 614.14.

Dated: August 30, 2023.

[Signature Pages Follow]

AFFIANT:

James Bell  
James Bell

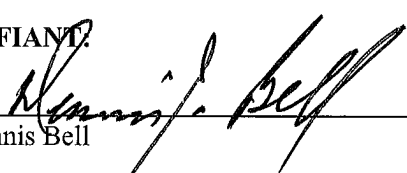
STATE OF Iowa )  
  ) SS:  
COUNTY OF Waver )

This record was acknowledged before me on 8-25, 2023, by James Bell.

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

NOTARIAL SEAL  
IOWA  
JOSEPH K. STRONG  
Commission Number 774779  
My Commission Expires  
September 24, 2024

AFFIANT:



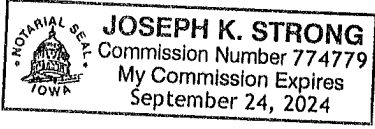
Dennis Bell

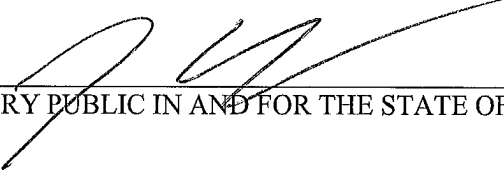
STATE OF Iowa )

) SS:

COUNTY OF Waver )

This record was acknowledged before me on 8-25, 2023, by Dennis Bell.



  
\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

AFFIANT:

Karen Bell Reilly  
Karen Bell Reilly

STATE OF CA )  
COUNTY OF San Diego ) SS:

This record was acknowledged before me on August 28, 2023, by Karen Bell Reilly.

Jordan Michelle  
NOTARY PUBLIC IN AND FOR THE STATE OF ~~IOWA~~ California

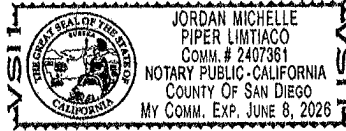


Exhibit "A"

[Legal description – the Real Estate]

The West Three-fourths of the Northwest Quarter of Section 14, Township 77 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT Parcel "O" located in that part of the West Half of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 14 and the East Half of the Southeast Quarter of Section 15, all in Township 77 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa, as shown in that Corrected Plat of Survey, filed of record in the Office of the Madison County Recorder on April 25, 2023, in Book 2023, at Page 838.