

BK: 2023 PG: 2855
Recorded: 11/20/2023 at 11:32:42.0 AM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax:
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared by/Return to: Katherine E. McKain, 666 Grand Ave, Ste 2000, Des Moines, IA 50309; 515.242-2400
Previously Recorded Instruments: 2023-2847, 2023-2840

PURCHASERS' AFFIDAVIT

I, Michael Joseph Nichols, (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 November 17, 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 November 17, 2023, as Instrument Number 2023-2847; and that certain Trustee's Affidavit dated November 17, 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 November 17, 2023, as Instrument Number 2023-2840. 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: November 20, 2023.

[Signature Pages Follow]

Exhibit "A"

[Legal description – the Real Estate]

Parcel "O" located in the West Half (1/2) of the Southwest Quarter (1/4) and the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Fourteen (14) and the East Half (1/2) of the Southeast Quarter (1/4) of Section Fifteen (15), ALL in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 89.31 acres, as shown in Corrected Plat of Survey filed in Book 2023, Page 838 on April 25, 2023, in the Office of the Recorder of Madison County, Iowa.