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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

**PURCHASER'S AFFIDAVIT
Recorder's Cover Sheet**

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: J. Stephen Lathrum, 2451 Willow Bend Trail, St. Charles, IA 50240

Return Document To: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Marcia Knutson and J. Stephen Lathrum as co-trustees of Patsy M Lathrum Irrevocable Trust

Grantees: J. Stephen Lathrum

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



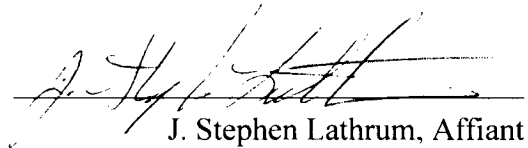
PURCHASER'S AFFIDAVIT
(For use with property purchased from an inter vivos trust)

RE: See description attached.


STATE OF IOWA, MADISON COUNTY, ss:

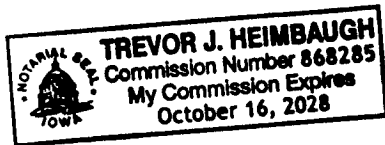
I, J. Stephen Lathrum, being first duly sworn (or affirmed) under oath depose and state that I am one of the purchasers of the real estate described above. The purchaser has relied upon the Affidavit dated May 13, 2026, from Marcia Knutson and J. Stephen Lathrum, trustee of the Patsy M Lathrum Irrevocable Trust. 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 May 13, 2026.


J. Stephen Lathrum, Affiant

Signed and sworn to (or affirmed) before me on May 13, 2026,
by J. Stephen Lathrum.


Signature of Notary Public



The Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-one (21), and the West Half (W $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-two (22), and the following-described tract of land, to-wit: Commencing at the Southeast Corner of Section Sixteen (16) and running thence East 80 rods to the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Fifteen (15), thence North 12 rods, thence West 66 rods and 11 feet, thence North 5-1/19 rods, thence West about 40 rods or to the center of the highway, thence Southwest along the center of said highway to the East line of School House Land, being a point 10 rods East of the West line of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Sixteen (16), thence South along said East line of said School House Land to the South line of said Section Sixteen (16), thence East 30 rods to the place of beginning, excepting therefrom one acre described as follows: Commencing at the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Fifteen (15) and running thence North 12 rods, thence West to the middle of Clanton Creek, thence South along the middle of said stream to the south line of said Section Fifteen (15), thence East on said Section line to the place of beginning, all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

All of the North Half of the East $\frac{3}{4}$ of the Northwest Quarter lying West of Clanton Creek in Section Twenty-two (22), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.