



Document 2026 185

Book 2026 Page 185 Type 06 009 Pages 2  
Date 1/16/2026 Time 10:44:50AM  
Rec Amt \$12.00

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

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

**Preparer Information:**

Peter J. Rolwes, 5015 Grand Ridge Drive, West Des Moines, IA 50265, Tel: 515-223-4567

**Taxpayer Information:**

Richard Vetter, 2985 Settlers Trail, St. Charles, IA 50240

**Return Document To:**

Richard Vetter, 2985 Settlers Trail, St. Charles, IA 50240

**Grantors:**

Madelyn N. Young as Trustee of the Madelyn N. Young Revocable Trust

**Grantees:**

Richard Vetter

**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:

An undivided one-half ( $\frac{1}{2}$ ) interest in:

A parcel of land in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast corner of the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., thence South 86°44' West 236.5 feet along the north line of said Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) to the point of beginning. Thence continuing South 86°44' West 1,079.6 feet to the Northwest corner of said Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ), thence South 00°42' East 925.2 feet along the west line of said Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ), thence North 86°44' East 330.5 feet, thence South 00°42' East 396.0 feet to the south line of said Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ), thence North 86°44' East 969.5 feet to the Southeast corner of said Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ), thence North 00°00' 1,012.0 feet along the east line of said Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ), thence South 86°44' West 148.0 feet, thence North 02°47' West 221.0 feet, thence North 88°53' West 72.0 feet, thence North 03°54' West 83.0 feet to the point of beginning, containing 35.38 acres; EXCEPT Top View Acres subdivision, located therein, containing 8.34, acres as shown in Plat of Survey filed in Book 2011, Page 3069 on November 15, 2011, in the Office of the Recorder of Madison County, Iowa.



STATE OF IOWA, MADISON COUNTY, ss:

I, Richard Vetter, being first duly sworn (or affirmed) under oath depose and state that I am the purchaser of the real estate described above. The purchaser has relied upon the Affidavit dated 1 - 15 - 26 from Madelyn N. Young, Trustee of the Madelyn N. Young Revocable 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 1 - 15 - 26

Richard Vetter

Signed and sworn to (or affirmed) before me on 1 - 15 - 26, by Richard Vetter.



Signature of Notary Public