



Document 2026 1858

Book 2026 Page 1858 Pages 3
Date 6/23/2026 Time 11:32:41AM
Rec Amt \$17.00

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: August Timothy Martin, 2102 NW Small Oaks St., Bentonville, AR 72712

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

Grantors: A. John Martin Living Trust dated November 23, 2021

Grantees: Lisa Michelle Martin and August Timothy Martin

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)

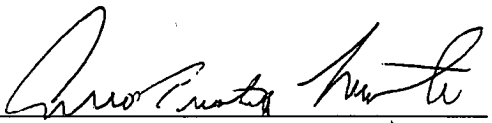
RE: The Southeast Quarter ($\frac{1}{4}$) of Section Thirty (30), Township Seventy-Six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, AND the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-Six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXECPT the following-described tracts, to-wit:

1. A tract of land located in the North Half ($\frac{1}{2}$) of said Section Thirty (30) and in the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), containing 28.778 acres, as shown in Plat of Survey filed in Book 2, Page 205 on July 24, 1990 in the Office of the Recorder of Madison County, Iowa;
2. A tract of land located in the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), containing 3.000 acres, as shown in Plat of Survey filed in Book 2, Page 230 on February 22, 1991 in the Office of the Recorder of Madison County, Iowa;
3. The North 280.5 feet of the East 278 feet of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30);
4. The West $26 \frac{2}{3}$ rods of the South 12 rods of the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty-one (31);
5. A tract of land located in the West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30) and more particularly described as follows, to-wit: Commencing at the Southeast corner of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), running thence North 78 rods, thence West 50 rods, thence North 32 rods, thence West 3 rods, thence North 50 rods to the North line of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), thence West to the Northwest corner of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), thence South 160 rods to the Southwest corner of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty (30), thence East to the point of beginning.

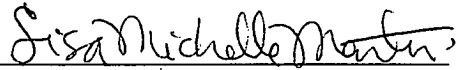
STATE OF IOWA, MADISON COUNTY, ss:

We, Lisa Michelle Martin and August Timothy Martin, being first duly sworn (or affirmed) under oath depose and state that we are the purchasers of the real estate described above. The purchases have relied upon the Affidavit dated May 29, 2026, from Becky L. Martin, Trustee of the A. John Martin Living Trust dated November 23, 2021. The purchasers have 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 29, 2026.



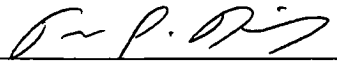
August Timothy Martin, Affiant



Lisa Michelle Martin, Affiant

Signed and sworn to (or affirmed) before me on May 29, 2026,
by Lisa Michelle Martin and August Timothy Martin.




Signature of Notary Public