



Document 2026 1957

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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: Al Leonard LLC, 815 E Green Street, Winterset, IA 50273

Return Document To: Al Leonard LLC, 815 E Green Street, Winterset, IA 50273

Grantors: Katie Marie Hitchcock as trustee of Merrill and Chris Hitchcock Family Trust

Grantees: Al Leonard LLC

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: Lots Two (2) and Three (3) in Block Eleven (11), Loughridge & Cassidy's Addition to the Town of Winterset, Madison County, Iowa, EXCEPT the East Twenty (20) feet of said Lot Two (2).



STATE OF Iowa, Madison COUNTY, ss:

I, Al Leonard, Owner of Al Leonard LLC, 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 June 29, 2026, from Katie Marie Hitchcock, trustee of the Merrill and Chris Hitchcock Family 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 June 29, 2026.

Al Leonard, Owner of Al Leonard LLC, Affiant

Signed and sworn to (or affirmed) before me on June 29, 2026, by Al Leonard, Owner of Al Leonard LLC.

Signature of Notary Public

