

BK: 2026 PG: 951
Recorded: 4/3/2026 at 3:25:59.0 PM
Pages 1
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$10.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer Information: Jeremy Danilson, 6165 Northwest 86th St., Johnston, IA 50131, Phone: (515) 512-5500

Address Tax Statement/ Return To: NE Madison, LLC, 3020 133rd Ct Van Meter, IA 50261


PURCHASER'S AFFIDAVIT

The Southeast Quarter (1/4) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

STATE OF IOWA, MADISON COUNTY, ss:

I, Michael Joseph Nichols, as Managing Member of NE Madison, 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 March 18, 2026, from Patrick James Keogh and John Joseph Lynch, as Co-Trustees of the Patrick James Keogh & John Joseph Lynch Revocable Living Trust, executed on March 20, 2025. 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.

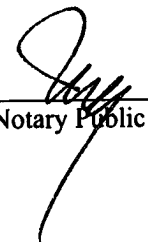
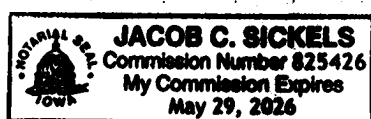
Dated 4/2/26



Michael Joseph Nichols, Managing Member
NE Madison, LLC, Affiant

STATE OF IOWA, COUNTY OF Warren

This record was acknowledged before me on 4/2/26, by Michael Joseph Nichols, as Managing Member of NE Madison, LLC.



Signature of Notary Public