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Revenue Tax:

LISA SMITH RECORDER

Madison County, Iowa

INDX

ANNO

SCAN

CHEK



Purchaser's Affidavit

(For Use With Property Purchased from an inter vivos trust)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 115

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Brett T. Osborn, 974 73rd Street, Ste. 20, Windsor Heights, IA 50324, Phone: (515) 223-6000

Taxpayer Information: (Name and complete address)

Danny J. Allen, 1966 175th Lane, Winterset, Iowa 50273

Return Document To: (Name and complete address)

Brett T. Osborn, 974 73rd Street, Ste. 20, Windsor Heights, IA 50324, Phone: (515) 223-6000

Grantors:

Danny J. Allen

Grantees:

Stephen W. Dunn, Trustee

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 Exhibit "A" attached.

STATE OF IOWA, MADISON COUNTY, ss:

I, Danny J. Allen, being first duly sworn (or affirmed) under oath depose and state that I am (one of) (the _____ of) the purchaser(s) of the real estate described above. The purchaser has relied upon the Affidavit from Stephen W. Dunn, Trustee *, dated the 2nd day of November, 2012. 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 this 12 day of November, 2012



Danny J. Allen Affiant

Signed and sworn to (or affirmed) before me on 12th November 2012, by Danny J. Allen



Donald R Smith
Commission Number: 764159
My Commission Expires:
08/10/2013

Donald R. Ind
Notary Public

- * The purchaser has relied upon the Affidavit, from Patricia Barry, as trustee under the Survivor's Trust under the Philip and Patricia Barry Family Trust dated May 6, 1998, by Stephen F. Breimer, her attorney in fact pursuant to a Power of Attorney recorded in the official records of the Madison County, Iowa Recorder in Book 2012, page 3062 thereof, dated November 5, 2012.

Exhibit A

By Warranty Deed:

A. In Section 12 in Township 75N. of Range 28W of the 5th P.M.:

1. The SE quarter of the NE fractional quarter, excluding therefrom Parcel H of a plat of survey dated 9-28-12 recorded on September 28, 2012 in book 2012, page 2922 in the official records of the County Recorder of Madison County, Iowa.
2. That portion of the W. 26 2/3 rods of the E 53 1/3 rods of the S. 120 rods of the E half of the SE fractional quarter (also known as a portion of Lot 9), which lies N. and E. of the main channel of the Middle River, and estimated at one time to contain 2 3/4 acres, more or less.
3. That portion of the E 26 2/3 rods of the S half of the NE quarter of the SE fractional quarter (also known as a portion of Lot 8), which lies N. and E. of the Middle River.

B. In Section 7 in Township 75N. of Range 27W of the 5th P.M.:

Subject to that certain agreement entered into between J. M. Robbins and the City of Winterset which is recorded in Miscellaneous Record 19, at page 40, and subject to the conveyance for road purposes and use as a public highway of certain real estate to the State of Iowa, as more particularly described in the conveyance document therefor which is recorded in Deed Record 57, at page 562, and containing 5.6 acres, more or less:

1. All of that part of the north 21.25 rods of the SW quarter of the SW fractional quarter which lies north and west of the Middle River.
2. All of that part of the S. half of the NW quarter of the SW fractional quarter which lies north and west of the Middle River.
3. The N half of the NW quarter of the SW fractional quarter.
4. The SW quarter of the NW fractional quarter, excluding therefrom Parcel E of a plat of survey dated 9-28-12 recorded on September 28, 2012 in book 2012, page 2919 in the official records of the County Recorder of Madison County Iowa, and except a tract commencing at a point on the NE corner of said SW quarter of the NW fractional quarter, running thence west 33 feet, thence south 120 feet, thence east 33 feet, and thence north 120 feet to the point of beginning.
5. Lots 7 and 8 of the SE quarter of the NW fractional quarter.

6. Lot 4 of the SE quarter of the NW fractional quarter.
7. Lot 2 of a plat or survey recorded April 9, 1873 in book 8, page 284 in the official records of the County Recorder of Madison, County, Iowa situated in the NW quarter of the NE fractional quarter, excepting therefrom the north 20 rods and 7 links thereof.

By Quitclaim Deed:

A. In Section 12 in Township 75N. of Range 28W of the 5th P.M.:

1. The N half of the NE quarter of the SE fractional quarter, also known as Lot 10 per a survey recorded on April 9, 1873 in book 3, page 306 of the Madison County Recorder's records (except that part thereof lying south and west of the Middle River).

B. In Section 7 in Township 75N. of Range 27W of the 5th P.M.:

Subject to that certain agreement entered into between J. M. Robbins and the City of Winterset which is recorded in Miscellaneous Record 19, at page 40, and subject to the conveyance for road purposes and use as a public highway of certain real estate to the State of Iowa, as more particularly described in the conveyance document therefor which is recorded in Deed Record 57, at page 562, and containing 5.6 acres, more or less:

1. All of that part of Lot 3 in the east half of the NW fractional quarter which lies south of the public highway formerly traveled across said Lot 3, and containing .229 of an acre more or less.
2. Lot 5 of the SE quarter of the NW fractional quarter, EXCEPT the following portions of said Lot 5 which comprise all or a part of the areas described in the records of the Madison County Recorder: (1) the legal parcel depicted and surveyed on that certain Property Line Retracement Survey for Albert L. Little dated 4-11-01 recorded on May 14, 2001 in book 2001, page 1940, (2) the legal parcel described in the warranty deed recorded on August 3, 2005 in book 2005, page 3651, (3) the legal parcel described in the warranty deed recorded on December 23, 2002 in book 2002, page 6253, (4) the legal parcel described in the warranty deed recorded in book 2005, page 3651, Parcel F of a plat of survey dated 9-28-12 recorded on September 28, 2012 in book 2012, page 2923, and (5) Parcel G of a plat of survey dated 9-28-12 recorded on September 28, 2012 in book 2012, page 2920, all recorded in the official records of the County Recorder of Madison, County, Iowa.
3. Lot 6 of the SE quarter of the NW fractional quarter, EXCEPT the following portions of said Lot 6 which comprise all or a part of the areas described in the records of the Madison County Recorder: (1) Parcel F of a plat of survey dated 9-28-12 recorded on

September 28, 2012 in book 2012, page 2923 in the official records of the County Recorder of Madison, County, Iowa, and (2) Parcel G of a plat of survey dated 9-28-12 recorded on September 28, 2012 in book 2012, page 2920 in the official records of the County Recorder of Madison, County, Iowa.

4. Lot 1 of the NE quarter of the NW fractional quarter, EXCEPT the following portions of said Lot 1 which comprise all or a part of the following areas: (1) a tract described as follows: commencing at the NE quarter of said NE quarter of the NW fractional quarter, running thence south 330 feet, thence west 257.7 feet, thence north 50 degrees, 45 minutes west 357.7 feet, then north 27 degrees east 116.5 feet to the north line of said fractional 40 acre tract, thence east on said line 451.8 feet to the place of beginning, and (2) that portion of Lot 1 which is located within a portion of a tract described as being bounded by a line commencing at a point 627.7 feet west of the NE corner of the East half of the NW fractional quarter, running thence west 37.3 feet, thence south 33° 40' west 603.2 feet, then south 33° 32' west 294.6 feet, thence south 337.0 feet, thence south 24° 9' east 154.0 feet, thence south 33° 30' east 335.0 feet, thence south 63° 35' east 55.6 feet, thence north 75° 18' east 138.6 feet, thence north 67° 00' east 135.0 feet, thence north 23° 18' west 98.3 feet, thence east 92.48 feet, thence north 28° 00' west 700 feet, thence north 25° 0' east 230.0 feet, thence north 27° 0' east 382.0 feet, thence north 16° 44' west 189.1 feet, to the point of beginning.
5. Parcel F of a plat of survey dated 9-28-12 recorded on September 28, 2012 in book 2012, page 2923 in the official records of the County Recorder of Madison, County, Iowa situated in the NW fractional quarter, EXCEPT that portion thereof described as follows: commencing at the NW corner of the SE quarter of the NW fractional quarter, thence west 33 feet, thence north 00° 33' 20" east 170 feet, thence north 65° 10' 44" east 36.52 feet, thence south 00° 33' 20" west 185.09 feet to the point of beginning.
6. Parcel D of a plat of survey dated 9-28-12 recorded on September 28, 2012 in book 2012, page 2921 in the official records of the County Recorder of Madison, County, Iowa situated in the NW quarter of the NW fractional quarter.