Env. Jim Diers PO Box 11 Colesburg, IA 52035

Entered for taxation 14th day of February AD 2014
Carla Becker Auditor
By P.H. Deborah Deputy

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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

AFFIDAVIT OF SURVIVING SPOUSE FOR CHANGE OF TITLE TO REAL ESTATE

THE IOWA STATE BAR ASSOCIATION
Official Form No. 177
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Kimberly Lange, PO Box 10, Edgewood, IA 52042, Phone: (563) 928-7099

Taxpayer Information: (Name and complete address)
Verna Mae Diers, 3174 Hwy 3, New Vienna, IA 52065

Return Document To: (Name and complete address)
Verna Mae Diers, 3174 Hwy 3, New Vienna, IA 52065

Grantors:
James Diers, Sr.

Grantees:
Verna Mae Diers

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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AFFIDAVIT OF SURVIVING SPOUSE FOR CHANGE OF TITLE TO REAL ESTATE

STATE OF IOWA, COUNTY OF DELAWARE

I, Verna Mae Diers, being first duly sworn on oath, depose and state as follows:

1. I am [~~_____ is~~] the surviving spouse of James Diers, Sr. _____, who died on the 28 day of May, 2013.

2. The following described real estate was owned only by James Diers, Sr. and, this Affiant [~~or _____~~], as joint tenants with full rights of survivorship at the time of James Diers, Sr.'s death:

That part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) that lies North of Iowa Highway No. 3 described as commencing at the Southeast corner of said Southeast Quarter (SE 1/4) and running thence North 0 degrees 16 feet 30 inches East along the East line of said Southeast Quarter (SE 1/4) One hundred seventy three and ninety four one-hundredths (173.94) feet to a point in the centerline of Iowa Highway No. 3, thence North 49 degrees 46 feet 30 inches West nine hundred ninety three and thirty four one-hundredths (993.34) feet on said centerline to the point of beginning, thence North 49 degrees 46 feet 30 inches West on said centerline two hundred ninety six and eighteen one-hundredths (296.18) feet, thence North 76 degrees 58 feet 36 inches East two hundred eight and four-tenths (208.4) feet, thence South 89 degrees 16 feet 44 inches Esat fifty six and ninety seven one-hundredths (56.97) feet, thence South 54 degress 29 feet 02 inches East one hundred ten and ninety five one-hundredths (110.95) feet, thence South 34 degrees 55 feet 49 inches West two hundred fifteen and forty eight one-hundredths (215.48) feet to the point of beginning, all in Section Fifteen (15), Township Ninety (90) North, Range Three (3) West of the Fifth P.M., Delaware County, Iowa; and subject to Easement of record. Easement for right of way for buyer, his heris, successors and assigns over and across existing private road located on South and East boundary of lot excepted from the land conveyed herein and retained by sellers as described above. Said right of way to be for full and free right and liberty for him and them, his and their tenants, servants, visitors and licensees, in common with all others having the like right at all times hereafter, with or without vehicles of any desciption, for all purposes connected with the use and enjoyment of the land purchased by buyer herein, to pass and repass along the said private road for purpose of going from and to buyers property. This grant and easement shall run with buyers land and shall extend to and be binding upon the heirs, decisees, legal represntative, succesors and assigns of the seller.

3. Title was conveyed to the surviving spouse and the decedent by instrument filed on _____ with reference number of _____.

Quit Claim Deed

4. I hereby request that the auditor enter this information on the transfer books pursuant to Section 558.66 of the Iowa Code.

*5. Form 706, United States Estate Tax return, IS NOT required to be filed as a result of the death of the Decedent.

6. An Iowa inheritance tax return is not required to be filed pursuant to Iowa Code Section 450.22 subsection 3.

Verna Mae Diers
Verna Mae Diers (James M. Diers POA)

Signed and sworn to (or affirmed) before me on February 13, 2014, by Verna Mae Diers (James M. Diers, P.O.A.)

ANNE RAVE
Commission Number 757587
MY COMMISSION EXPIRES
MARCH 25, 2015

Anne Rave
Anne Rave, Notary Public

* THE CORRECT OPTION MUST BE SELECTED TO DETERMINE WHETHER THE IOWA ESTATE TAX MAY CONSTITUTE A LIEN ON THE ABOVE DESCRIBED PROPERTY.

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