Book 2021 Page 628
Document 2021 628 Type 03 011 Pages 2
Date 2/19/2021 Time 2:42:35PM
Rec Amt $12.00 Aud Amt $10.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

AFFIDAVIT OF DEATH TERMINATING LIFE ESTATE
Recorder's Cover Sheet

Preparer Information:
Kathleen K Law, 700 Walnut, Suite 1600, Des Moines, Iowa 50309
Phone: (515) 283-3116

Taxpayer Information:
Ricky J. Hilby, 1276 255th Street, Manchester, IA 52057

Return Document To:
Kathleen K Law, 700 Walnut, Suite 1600, Des Moines, Iowa 50309

Grantors:
Francis Donald Hilby

Grantees:
Ricky J. Hilby

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Book 2004, Page 1848

AFFIDAVIT OF DEATH TERMINATING LIFE ESTATE

STATE OF IOWA, COUNTY OF Delaware, ss:

I, Ricky J. Hilby, being first duly sworn on oath, depose and state as follows:

1. That I was well and personally acquainted with Francis Donald Hilby and that the said Francis Donald Hilby died on or about October 17, 2009 thereby terminating the LIFE ESTATE held by such decedent in the following described real estate:

   Parcel 133:
   The West one-half (W 1/2) of the Northeast Quarter (NE 1/4) of Section Twenty one (21), Township Eighty eight (88) North, Range Six (6), West of the 5th P.M., Delaware County, Iowa, subject to highways and easements of record.

   Parcel 133A:
   The Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) and the South one-half (S 1/2) of the Southeast Quarter (SE 1/4) of Section Twenty one (21), Township 88 North, Range 6 West of the 5th P.M., Delaware County, Iowa, subject to highways and easements of record.

   Parcel 152:
   The North one-half (N 1/2) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty Eight (28) except Parcel B in the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 88 North, Range 6 West of the 5th Principal Meridian, Delaware County, Iowa, according to the Plat recorded in Book 2004, Page 1057, subject to highways and easements of record.

2. Title to the above real estate has passed to: Ricky J. Hilby, subject to the life estate of Mary Ann Hilby by virtue of:

   Warranty Deed recorded in Book 2004, Page 1848 of the Delaware County Records

3. I hereby request that the auditor enter this information on the transfer books.

Ricky J. Hilby

Signed and sworn to (or affirmed) before me on Jan. 29, 2021, by Ricky J. Hilby.

AARON THEISEN
COMMISSION NO. 797120
MY COMMISSION EXPIRES
09/01/2021

Signature of Notary Public

©The Iowa State Bar Association 2021 P106
IowaDocs®