



Document 2019 3320

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

**AFFIDAVIT OF SURVIVING JOINT TENANT  
FOR CHANGE OF TITLE TO REAL ESTATE  
Recorder's Cover Sheet**

**Preparer Information:** (name, address and phone number)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,  
Phone: (515) 462-4912

**Taxpayer Information:** (name and complete address)

Dennis L. McDonald, 220 S. 8<sup>th</sup> Avenue, Winterset, IA 50273

**Return Document To:** (name and complete address)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

**Grantors:**

Maxine J. McDonald  
a/k/a Maxine Joy McDonald  
a/k/a Maxine McDonald

**Grantees:**

Dennis L. McDonald  
a/k/a Dennis Lloyd McDonald  
a/k/a Dennis McDonald

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A

**AFFIDAVIT OF SURVIVING JOINT TENANT  
FOR CHANGE OF TITLE TO REAL ESTATE**

STATE OF IOWA, COUNTY OF MADISON, ss:

I, Dennis L. McDonald, a/k/a Dennis Lloyd McDonald, and a/k/a Dennis McDonald, being first duly sworn on oath, depose and state as follows:

1. I am the Surviving Joint Tenant of Maxine J. McDonald, a/k/a Maxine Joy McDonald, and a/k/a Maxine McDonald (the "Decedent"), who died on November 19, 2018.
2. The following described real estate was owned only by Decedent and this Affiant, as Joint Tenants with Full Rights of Survivorship at the time of the Decedent's death:

All that part of the Southeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) lying South and East of Middle River and containing 10 acres more or less, of Section Fifteen (15), in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa;

AND

Lot Three (3) in Block Seventeen (17) of West Addition to the City of Winterset, Madison County, Iowa;

AND

West One-fourth ( $\frac{W}{4}$ ) of the Northwest Quarter of the Southwest Quarter ( $\frac{NW}{4}\frac{SW}{4}$ ) of Section Fourteen (14); and a tract of land located in the Northeast Quarter of the Southeast Quarter ( $\frac{NE}{4}\frac{SE}{4}$ ) of Section Fifteen (15) more particularly described as follows: Commencing at the Northeast corner of the Northeast Quarter of the Southeast Quarter ( $\frac{NE}{4}\frac{SE}{4}$ ), running thence West to the center of the channel of Middle River, thence down said River by the following changes and distances: South  $19^{\circ}$  West 3.38 chains, South  $32^{\circ}$  East 9.75 chains, South  $45\frac{1}{2}^{\circ}$  East to the east line of said 40 acre tract, thence North to the place of beginning; all in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa;

AND

Lots Five (5), Six (6) and Seven (7) in Block Seven (7) of Railroad Addition to the Town of Winterset, Madison County, Iowa;

AND

Lot Seven (7) in Block Seven (7) of Railroad Addition to the Town of Winterset, Iowa;

AND

The South Half (½) of Lots Seven (7) and Eight (8) in Block Nineteen (19) of West Addition to the City of Winterset, Madison County, Iowa;

AND

Lot Five (5), Block One (1), Adkison's Addition to the Town of Winterset, Madison County, Iowa AND the east half of that portion of a vacated alley described as beginning at the Northwest Corner of Lot 5, Block 1 of Adkison's Addition to the City of Winterset, Madison County, Iowa, thence south to the Southwest Corner of Lot 5, thence west to the Southeast Corner of Lot 6, thence north to the Northeast Corner of Lot 6, thence east to the point of beginning. (Reserving a utility easement across this portion of the alley.)

3. Title was conveyed to the Surviving Joint Tenant and Decedent by:

Quit Claim Deed filed on May 12, 1997 with reference number of Deed Record Book 137, Page 531;

Court Officer Deed filed on August 1, 1989 with reference number of Deed Record Book 55, Page 193;

Court Officer Deed filed on April 9, 2004 with reference number of Book 2004, Page 1529;

Court Officer Deed filed on October 2, 1986 with reference number of Deed Record Book 53, Page 278;

Warranty Deed filed on August 2, 1979 with reference number of Deed Record Book 49, Page 253;

Warranty Deed - Joint Tenancy filed on June 14, 1995 with reference number of Deed Record Book 60, Page 301;

Warranty Deed filed on June 28, 1966 with reference number of Deed Record Book 41, Page 451; and,

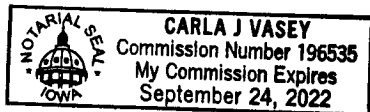
Quit Claim Deed filed on April 5, 2007 with reference number of Book 2007, Page 1374.

4. I hereby request that the Auditor enter this information on the transfer books pursuant to Section 558.66 of the Iowa Code.
5. This Affiant is the Surviving Spouse of the Decedent.
6. Form 706, United States Estate Tax return, **IS NOT** required to be filed as a result of the death of the Decedent.

7. An Iowa Inheritance Tax Return **IS NOT** required to be filed pursuant to Section 450.22 Subsection 3.

Dennis L. McDonald  
Dennis L. McDonald

Signed and sworn to (or affirmed) before me on October 16, 2019, by Dennis L. McDonald.



Carla J Vasey  
Notary Public in and for the State of Iowa