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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

Preparer Information:

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

Taxpayer Information:

Patricia A. Rynearson, 902 E. Court Avenue, Winterset, Iowa 50273

LE/

Return Document To:

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

Grantors:

Patricia A. Rynearson

Grantees:

Betty Mae Stephenson

Legal Description: See Page 2

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



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

STATE OF IOWA, COUNTY OF MADISON, ss:

I, Patricia A. Rynearson, being first duly sworn on oath, depose and state as follows:

1. I am the daughter of Glenn F. Stephenson and Betty Mae Stephenson.
2. Glenn F. Stephenson (the "Decedent") died on February 27, 2020; survived by his spouse, Betty Mae Stephenson.
3. I am well and personally acquainted with the real estate parcels owned by Glenn F. Stephenson and Betty Mae Stephenson.
4. The following described real estate was owned only by Decedent and Betty Mae Stephenson, as Joint Tenants with Full Rights of Survivorship at the time of the Decedent's death:

Commencing at the Northeast corner of the Southeast Quarter ($\frac{1}{4}$) of Section Ten (10), running thence West 16 rods, thence South 40 rods, thence East 16 rods, thence North 40 rods to the place of beginning; and the Southwest Quarter ($\frac{1}{4}$) of Section Eleven (11), except commencing at a point 420 feet South of the Northeast corner thereof, running thence West 300 feet, thence South 40 feet to the center of Clanton Creek, thence in a Southeasterly direction along the center of said Clanton Creek to the East line of said Southwest Quarter ($\frac{1}{4}$) of Section Eleven (11), thence North along said East line 420 feet to the place of beginning; and also except that part of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) lying and being North of Clanton Creek and the public highway as now located and traveled across said land, being North of the first herein described exception deeded to M. B. Travis, and also excepting commencing at the Southwest corner of said Southwest Quarter ($\frac{1}{4}$), running East on the Section line 1262 feet to the center of the highway, thence in a Northwesterly direction in the center of the highway to the West line of said Section Eleven (11), thence South on the Section line 863 feet to the place of beginning, all of said land lying and being in Township Seventy-four (74) North, Range Twenty-seven (27) West of the Fifth Principal Meridian.

AND

Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and the North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Nine (9) in Township Seventy-

four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

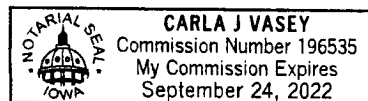
AND

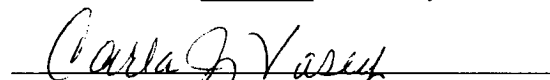
Lot One (1) in Block Two (2) of Danforth's Addition to the Town of Winterset, Madison County, Iowa.

5. Title was conveyed to the surviving Joint Tenant and Decedent as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, by Quit Claim Deed dated and filed on September 11, 1997, in Book 138 at Page 14.
6. I hereby request that the Auditor enter this information on the transfer books pursuant to Section 558.66 of the Iowa Code.
7. This Affiant is the daughter of the Decedent and the Surviving Spouse of the Decedent.
8. Form 706, United States Estate Tax Return, **IS NOT** required to be filed as a result of the death of the Decedent.
9. An Iowa Inheritance Tax Return **IS NOT** required to be filed pursuant to Section 450.22 Subsection 3.


Patricia A. Rynearson

Signed and sworn to (or affirmed) before me on December 4th, 2020, by Patricia A. Rynearson.




Signature of Notary Public