



Document 2020 4912

Book 2020 Page 4912 Type 03 013 Pages 3

Date 12/22/2020 Time 7:58:45AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

Preparer Information:

Mark L Smith, 101 1/2 W. Jefferson, PO Box 230 Winterset, Iowa 50273
Phone: (515) 462-3731

Taxpayer Information:

Daniel Hohnbaum, 6047 Sea Isle, Galveston, TX 77554

✓ **Return Document To:**

Mark L Smith, 101 1/2 W. Jefferson, PO Box 230 Winterset, Iowa 50273

Grantors:

Donald Hohnbaum

Grantees:

Daniel Hohnbaum

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



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

STATE OF TEXAS, COUNTY OF GALVESTON, ss:

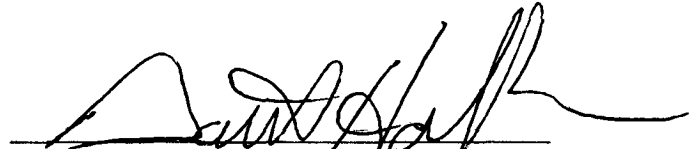
I, Daniel Hohnbaum, being first duly sworn on oath, depose and state as follows:

1. I am one of the surviving joint tenants of Donald Hohnbaum (the "Decedent"), who died on May 9, 2020.
2. The following described real estate was owned by Decedent, this Affiant, Julie Beck, Amanda Jurek and Claudia Warden, as joint tenants with full rights of survivorship at the time of the Decedent's death:

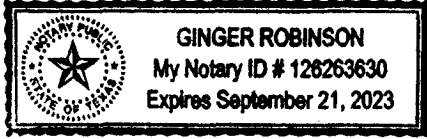
The Southwest Quarter (¼) of the Northeast Quarter (¼) ; AND The Southeast Quarter (¼) of the Northwest Quarter (¼); AND the Northeast Quarter (¼) of the Southwest Quarter (¼); ALL in Section Fourteen (14), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.
3. Title was conveyed to the surviving joint tenants and decedent by instrument filed on October 21, 1993, with reference number of Book 132, Page 178.

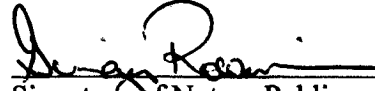
Warranty Deed - Joint Tenancy

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, along with Julie Beck, Amanda Jurek and Claudia Warren are the children of the Decedent. (For deaths occurring after July 1, 1997, parents, grandparents, great-grandparents, and other lineal ascendants, children including legally adopted children and biological children entitled to inherit under the laws of Iowa, stepchildren, and grandchildren, great-grandchildren, and other lineal descendants are exempt from Iowa inheritance tax.)
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.
8. On December 2, 2020, my siblings and I sold this property to Terry Lyon and Ronald Lyon.
9. This Affidavit should have been filed prior to that conveyance.


Daniel Hohnbaum

Signed and sworn to (or affirmed) before me on 12/14/2020, by Daniel Hohnbaum.




Signature of Notary Public