



Document 2021 4371

Book 2021 Page 4371 Type 03 013 Pages 3
Date 10/20/2021 Time 12:45:18PM
Rec Amt \$17.00 Aud Amt \$5.00

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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

P217757

Preparer Information: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Brenda Easter, 14734 92nd Lane, Indianola, Iowa 50125

✓ **Return Document To:** Jerrold B. Oliver, PO Box 230, Winterset, Iowa 50273

Grantors: Brenda Easter

Grantees: Delores Nicholson

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 IOWA, COUNTY OF MADISON, ss:

I, Brenda Easter being first duly sworn on oath, depose and state as follows:

1. Delores Nicholson is the surviving joint tenant of Edward J. Nicholson, who died on September 24, 2015.
2. The following described real estate was owned only by Edward J. Nicholson and Delores Nicholson, as joint tenants with full rights of survivorship at the time of Edward J. Nicholson's death:

Lot One (1) of Kingery Court Addition to the Town of Winterset, Madison County, Iowa

3. Title was conveyed to the surviving joint tenant and decedent by:

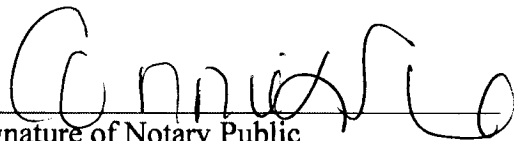
Warranty Deed dated Sept. 4, 2015 and recorded on Sept. 4, 2015 in Book 2015, Page 2620 of the Recorder's Office, Madison County, Iowa

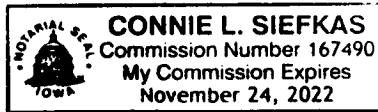
4. I hereby request that the auditor enter this information on the transfer books pursuant to Section 558.66 of the Iowa Code.
5. Brenda Easter is the daughter of the Decedent. (For deaths occurring after July 1, 1997, parents, grandparents, great-grandparents, and other lineal ascendants, children including 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.

A handwritten signature in cursive script that reads "Brenda Easter".

Brenda Easter

Signed and sworn to (or affirmed) before me on 10-18-21, by
Brenda Easter.


Signature of Notary Public



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