



Document 2022 2456

Book 2022 Page 2456 Type 03 013 Pages 3

Date 8/17/2022 Time 10:04:25AM

Rec Amt \$17.00 Aud Amt \$10.00

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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: Mason T. McCoy, 200 W. Jefferson St, PO Box 199, Osceola, IA 50213,
Phone: 641-342-2157

Taxpayer Information: Estate of Thelma L. Gray, c/o Randy L. Gray, 613 W. Main Street, St.
Charles, IA 50240

Return Document To: Mason McCoy, 200 W. Jefferson St, PO Box 199, Osceola, IA 50213

Grantors: Estate of Thelma L. Gray

Grantees: Randy L. Gray

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 CLARKE, ss:

I, Randy L. Gray, being first duly sworn on oath, depose and state as follows:

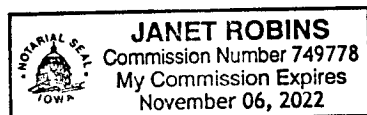
1. I was personally acquainted with Thelma L. Gray, who died February 18, 2022, and who was the surviving joint tenant of Bernard W. Gray, who died August 15, 2020.
2. The following described real estate was owned Bernard W. Gray and Thelma L. Gray, as joint tenants with full rights of survivorship at the time of Bernard W. Gray's death by virtue of Warranty Deed recorded August 18, 2017 in Book 2017 at Page 2589 in the Deed Records of the Madison County, Iowa Recorder:


Lot Five (5) and Six (6) in Block Four (4) of Clanton's Addition of 1888 to the Town of St. Charles, Madison County, Iowa. AND see Exhibit A attached hereto.

3. I hereby request that the auditor enter this information on the transfer books pursuant to Section 558.66 of the Iowa Code and show title in the name of Ruth E. Audlehelm.
4. There is no federal estate tax liability or Iowa inheritance tax or Iowa estate tax liability as a result of the death of either Bernard W. Gray and Thelma L. Gray. (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.)
5. Form 706, United States Estate Tax return, **IS NOT*** required to be filed as a result of the death of the Decedent.
6. An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsection 3.


Randy L. Gray

Signed and sworn to before me on August 15, 2022, by Randy L. Gray, Co-Executor of the Estate of Thelma L. Gray.




Signature of Notary Public

Affidavit of Surviving Joint Tenant for Change of Title to Real Estate
Bernard W. Gray and Thelma L. Gray

2. Continued

The following described real estate was owned by Bernard W. Gray and Thelma L. Gray, as Joint Tenants with full rights of survivorship at the time of Bernard W. Gray's death by virtue of Warranty Deed recorded July 1, 1985 in Book 120 at Page 5 in the Deed Records of the Madison County, Iowa Recorder:

A parcel of land described as commencing at the Southeast corner of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 18, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence N00°00' 61.7 feet along the East line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$; thence Northwesterly along a 424.4 foot radius curve concave Southwesterly 503.7 feet; thence N68°00'W 99.2 feet to a line 32 rod North of the South line of the East Half (E $\frac{1}{2}$) of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 18; thence S84°27'W 308.0 feet along said North line to the West line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence S00°51' W along said West line 528.0 feet; thence N 84° 27' E 675.0 feet to Point of Beginning. Said parcel contains 5.086 Acres including 0.631 Acres of County Road Right-of-Way.

NOTE: East line NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, Township 75 North, Range 26 West of the 5th P.M. is assumed to bear due North and South.