



Document 2022 2826

Book 2022 Page 2826 Type 06 009 Pages 2

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

TITLE STANDARD 9.8 AFFIDAVIT

Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

Taxpayer Information: Dale and Michell Cleghorn, 916 E. South Street, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Conrad L. Cleghorn

Grantees: Dale and Michell Cleghorn

Legal Description:

A tract of land commencing at the Northeast corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence West 6 feet along the North line of said Southeast Quarter (1/4) of the Northwest Quarter (1/4), thence South 00°41' East 170.25 feet to the point of beginning; thence continuing South 00°41' East 46.85 feet, thence South 67°40' West 136 feet, thence South 02°40' West 161 feet, thence North 89°27' East 310 feet, thence North 03°46' East 212 feet, thence North 76°48' West 196.38 feet to the point of beginning, containing 1.54 acres, EXCEPT for a parcel of land in the South Half (1/2) of the North Half (1/2) of said Section Twelve (12), containing 0.80 acres, as shown in Plat of Survey filed in Book 2, Page 47 on September 24, 1986, in the Office of the Recorder of Madison County, Iowa.

Document or Instrument number if applicable:

TITLE STANDARD 9.8 AFFIDAVIT

TO WHOM IT MAY CONCERN:

STATE OF IOWA, MADISON COUNTY, ss:

Regarding the following described real estate:

A tract of land commencing at the Northeast corner of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence West 6 feet along the North line of said Southeast Quarter (1/4) of the Northwest Quarter (1/4), thence South 00°41' East 170.25 feet to the point of beginning; thence continuing South 00°41' East 46.85 feet, thence South 67°40' West 136 feet, thence South 02°40' West 161 feet, thence North 89°27' East 310 feet, thence North 03°46' East 212 feet, thence North 76°48' West 196.38 feet to the point of beginning, containing 1.54 acres, EXCEPT for a parcel of land in the South Half (1/2) of the North Half (1/2) of said Section Twelve (12), containing 0.80 acres, as shown in Plat of Survey filed in Book 2, Page 47 on September 24, 1986, in the Office of the Recorder of Madison County, Iowa.

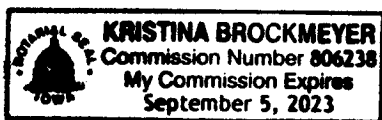
The undersigned first being duly sworn (affirmed) upon oath deposes and states:

1. JoAnn Cleghorn died intestate on December 24, 2016.
2. The estate has not been administered upon. The Decedent was survived by the following person (state relationship):
Conrad L. Cleghorn, spouse, sole heir
*Title has passed to the above person
3. No Iowa Inheritance Tax or estate tax was due as a result of the death of JoAnn Cleghorn or a CIT has been filed.
4. No Federal Estate tax return was required to be filed as the result of her death.
5. Conrad L. Cleghorn is now in complete, actual, and sole possession of all of said real estate except as may be herein stated. This affidavit is made from the personal knowledge of the undersigned who is familiar with said real estate, its titleholders, and its parties in possession; and is for the purpose of confirming title to the above described real estate under the provisions of Title Standard 9.8.

Dated on September 15, 2022

Conrad L. Cleghorn
Conrad L. Cleghorn

Signed and sworn to (or affirmed) before me on September 15, 2022, by Conrad L. Cleghorn.



Kristina Brockmeyer
Signature of Notary Public