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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

**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, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Ralph J. Breakenridge, PO Box 127, Macksburg, IA 50155

Return Document To: Ralph J. Breakenridge, PO Box 127, Macksburg, IA 50155

Grantors:
Georgena Breakenridge

Grantees:
Ralph J. Breakenridge

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

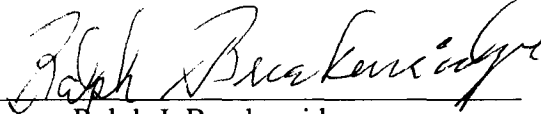
STATE OF IOWA, COUNTY OF MADISON, ss:

I, Ralph J. Breakenridge, being first duly sworn on oath, depose and state as follows:

1. I am the surviving joint tenant of Georgena Breakenridge, who died on July 20, 2022.
2. The following described real estate was owned only by Georgena Breakenridge and this Affiant, as joint tenants with full rights of survivorship at the time of Georgena Breakenridge's death:
 - (a) The South Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Four (4), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, **EXCEPT** a Ten (10) acre tract in the Southwest corner thereof and more particularly described as follows, to-wit: Commencing at the West Quarter corner of said Section Four (4), thence North $90^{\circ}00'$ East 1205.8 feet, thence North $00^{\circ}00'$ East 331.5 feet, thence North $87^{\circ}08'$ West 1198.9 feet to the West line of said Section Four (4), thence South $1^{\circ}14'$ West 391.4 feet to the point of beginning; AND The East 20 feet of Lot Eleven (11) in Block Four (4) of Barker's Second Addition to Macksburg, Madison County, Iowa; AND Lot Thirty-nine (39), **EXCEPT** the East 24 feet thereof; **AND** Lots Forty (40), Forty-one (41), Forty-two (42), Forty-three (43), and Forty-four (44) of the Original Town of Macksburg, Madison County, Iowa; AND The West 24 feet of Lot Eleven (11) in Block Four (4) of Barker's Second Addition to the Town of Macksburg, Madison County, Iowa; AND Lot Forty-six (46) in the Original Plat of the Town of Macksburg, Madison County, Iowa.
 - (b) Lot Twenty-four (24) in the Original Plat of the Town of Macksburg, Madison County, Iowa.
 - (c) Lots Ten (10) and Twelve (12) and the vacated alley West of Lots Six (6), Seven (7), Eight (8) and Nine (9) all in Block Four (4) of Barker's Second Addition to the Town of Macksburg, Madison County, Iowa.
 - (d) Lots 114, 115 and 116 in Block Nine (9); **AND** Lots 6 through 17, inclusive, in Block Eleven (11); ALL in Mack's Addition to Macksburg, Madison County, Iowa; **EXCEPT** all that part of Parcel "B" located in said Lots 6 and 7, as shown in Plat of Survey filed in Book 2020, Page 1647 on May 14, 2020, in the Office of the Recorder of Madison County, Iowa; **AND** a tract of land located in the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P. M., Madison County, Iowa, and more particularly described as follows, to-wit: Commencing at the Southeast corner of Lot 108 in Block Eleven (11) of Mack's Addition to Macksburg, Madison County, Iowa, thence West to the Southwest corner of said Lot 17 in Block Eleven (11), thence

North to the Northwest corner of said Lot 116 in Block Nine (9), thence West 508 feet to a point 66 feet West of the West line of the Northeast Quarter (¼) of the Northeast Quarter (¼) of said Section Sixteen (16), thence South parallel with said West line to a point 100 feet North of the South line of the North Half (½) of the Northeast Quarter (¼) of said Section Sixteen (16), thence East parallel with said South line to a point 482 feet West of the East line of said Section Sixteen (16), thence North 296 feet, thence East 175.5 feet, thence North to the point of beginning (including a 10 foot vacated alley lying South of said Lots 6 through 17, inclusive, in Block Eleven (11)); **EXCEPT** all that part of Parcel "B" located in the Northeast Quarter (¼) of the Northeast Quarter (¼) of said Section Sixteen (16), as shown in Plat of Survey filed in Book 2020, Page 1647 on May 14, 2020, in the Office of the Recorder of Madison County, Iowa; **AND** a portion of vacated Church Street lying South of said Lots 114, 115 and 116 in Block Nine (9), described as follows, to-wit: Commencing at the Southeast corner of said Lot 114, thence West to the Southwest corner of said Lot 116, thence South 56 feet to the Northwest Corner of said Block 11, thence along the North line of Block 11 to a point directly South of the point of beginning, thence North 56 feet to the point of beginning.

3. Title was conveyed to the surviving joint tenant and decedent by instrument filed on (a) June 24, 2022, with reference number of Book 2022, Page 1901; (b) May 16, 2005, with reference number of Book 2005, Page 2236; (c) February 20, 1992, with reference number of Book 57, Page 319; (d) March 15, 2004, with reference number of Book 2004, Page 1107.
4. I hereby request that the auditor enter this information on the transfer books pursuant to Section 558.66 of the Iowa Code.
5. The Affiant is the Spouse 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.



Ralph J. Breakenridge

Signed and sworn to (or affirmed) before me on October 6, 2022, by
Ralph J. Breakenridge.

Debra L Perkins

Signature of Notary Public

