

BK: 2023 PG: 1090
Recorded: 5/18/2023 at 8:57:46.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax:
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Preparer Information: (name, address and phone number)
Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 Tele. (515) 758-2267

Taxpayer Information:
Steven D. and Sandra Jo Frame
34599 Maple Ridge Drive
Adel, Iowa 50003

Return Document To:
Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072

Grantors:
Michael E. O'Brien

Grantees:
Carol J. O'Brien

Legal Description: See Page 2



**AFFIDAVIT OF SURVIVING SPOUSE
FOR CHANGE OF TITLE TO REAL ESTATE**

STATE OF IOWA, COUNTY OF MADISON, ss:

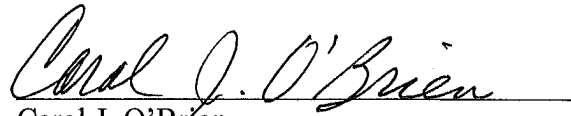
I, Carol J. O'Brien, being first duly sworn on oath, depose and state as follows:

1. I am the surviving spouse of Michael E. O'Brien who died on March 25, 2018.
2. The following described real estate was owned only by Michael E. O'Brien and Carol J. O'Brien, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, at the time of Michael E. O'Brien's death:

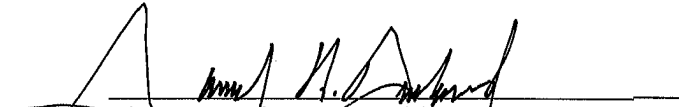
A parcel of land located in the South Half (½) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 33.562 acres, as shown in Plat of Survey filed in Book 2, Page 413 on September 13, 1993, in the Office of the Recorder of Madison County, Iowa; **EXCEPT** that part of Parcel "B" located in the Southeast Quarter (¼) of the Southwest Quarter (¼) of said Section Twenty-seven (27), as shown in Plat of Survey filed in Book 2, Page 404 on July 16, 1993, in the Office of the Recorder of Madison County, Iowa; **AND** the railroad right of way across the Southwest Quarter (¼) of the Northeast Quarter (¼) and the North Half (½) of the Northwest Quarter (¼) of the Southeast Quarter (¼) of said Section Twenty-seven (27), containing 9.38 acres; **AND** a strip of land of varying widths, being the former main track right-of-way of the Chicago, Rock Island and Pacific Railroad Company, going through the South Half (½) of the Northwest Quarter (¼) of the Southeast Quarter (¼) of said Section Twenty-seven (27), containing 3.21 acres, more or less.

3. Title was conveyed to the surviving spouse and the decedent by warranty deed recorded on May 8, 2001 in Book 2001, Page 1841, and by quit claim deed recorded on June 16, 2017 in Book 2017, Page 1876, all in the Office of the Recorder of 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. 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/estate tax return is not required to be filed pursuant to Iowa Code Section 450.22 subsection 3.

Dated May 17, 2023


Carol J. O'Brien

Signed and sworn to (or affirmed) before me on May 17, 2023 by Carol J. O'Brien.


Signature of Notary Public

