



Document 2023 2295

Book 2023 Page 2295 Type 03 013 Pages 3

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

Preparer Information: (name, address and phone number)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

Telephone: (515) 462-4912

Taxpayer Information:

James R. Nelson, 511 W. Benton Street, Winterset, IA 50273

Return Document To:

Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067

Grantor:

Patricia K. Nelson

Grantee:

James R. Nelson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Deed Record Book 53, Page 37; Book 2002, Page 4340; Book 2002, Page 4341



**AFFIDAVIT OF SURVIVING JOINT TENANT
FOR CHANGE OF TITLE TO REAL ESTATE**

STATE OF IOWA, COUNTY OF MADISON, ss:

I, James R. Nelson, being first duly sworn on oath, depose and state as follows:

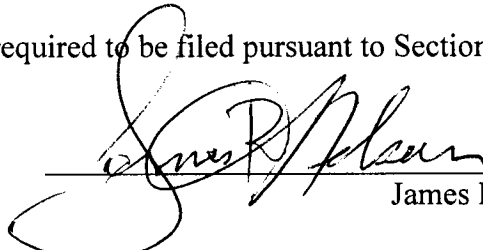
1. I am the surviving joint tenant of Patricia K. Nelson, (the "Decedent"), who died on January 6, 2023.
2. The following described real estate was owned only by Decedent and this Affiant, as joint tenants with full rights of survivorship, at the time of the Decedent's death:

The South 17 Feet of the North 25 Feet of Lot Nineteen (19) of Clark's Irregular Survey of the North One-fourth ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-six (36) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, as shown by plat thereof recorded in Land Plat Record 1, Page 66, of the records of the Recorder of said County; and Lot Six (6) of Bond-Peterson Place, forming a part of the City of Winterset, Madison County, Iowa.

AND

The North Half ($N\frac{1}{2}$) of Lot Three (3) of Depot Addition to the Town of Winterset, Madison County, Iowa.

3. Title was conveyed to the surviving joint tenant and Decedent by Court Officer Deed filed on September 4, 2002 in Book 2002 at Page 4340; Warranty Deed - Joint Tenancy filed on September 4, 2002 in Book 2002 at Page 4341; and, Warranty Deed filed on May 9, 1986 in Deed Record Book 53 at Page 37.
4. I hereby request that the Auditor enter this information on the transfer books pursuant to Section 558.66 of the Iowa Code.
5. This Affiant is the Spouse of the Decedent.
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.


James R. Nelson

Signed and sworn to (or affirmed) before me on September 20, 2023, by James R. Nelson.



Carla J. Vasey

Signature of Notary Public