



Document 2025 1618

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Date 6/25/2025 Time 11:02:08AM

Rec Amt \$12.00 Aud Amt \$5.00

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SCAN

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:** Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Tel:  
5154623731

**Taxpayer Information:** Jeff Ryneerson, 15060 Quaker Church Rd., Montpelier, VA 23192

**Return Document To:** Jeff Ryneerson, 15060 Quaker Church Rd., Montpelier, VA 23192

**Grantors:**  
Clifford Ryneerson

**Grantees:**  
Jeff Ryneerson

**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**

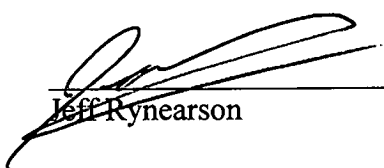
STATE OF IOWA, COUNTY OF MADISON, ss:

I, Jeff Rynearson, being first duly sworn on oath, depose and state as follows:

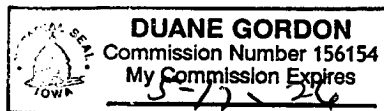
1. I am the son of Clifford and Merlene Rynearson.
2. Merlene Rynearson was the surviving joint tenant of Clifford Rynearson, who died on June 23, 2017.
3. The following described real estate was owned only by Clifford Rynearson and Merlene Rynearson, as joint tenants with full rights of survivorship at the time of Clifford Rynearson's death:

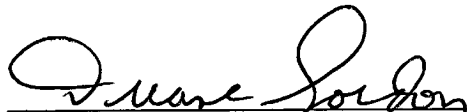
**The Southeast Quarter (¼) of the Southwest Quarter (¼) of Section Eighteen (18), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa.**

4. Title was conveyed to the surviving joint tenant and decedent by instrument filed on March 17, 2003, in Book 2003, Page 1487-1488.
5. I hereby request that the auditor enter this information on the transfer books pursuant to Section 558.66 of the Iowa Code.
6. Merlene Rynearson died December 4, 2024 and was the sole owner of the real estate described above at the time of her death.
7. Form 706, United States Estate Tax return, **IS NOT\*** required to be filed as a result of the death of the Decedent.
8. An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsection 3.

  
Jeff Rynearson

Signed and sworn to (or affirmed) before me on June 24,, 2025 by  
Jeff Rynearson.



  
Signature of Notary Public