



Document 2025 1658

Book 2025 Page 1658 Type 03 013 Pages 2

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SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**AFFIDAVIT OF DEATH TERMINATING LIFE ESTATE**  
**Recorder's Cover Sheet**

**Preparer Information:** Stephen A. Hall, 115 S. Howard St., Indianola, IA 50125, Tel: (515) 961-2509

**Taxpayer Information:** Nicholas Cain, 3365 155th St., Cumming, IA 50061

**Return Document To:** Stephen A. Hall, 115 S. Howard St., Indianola, Iowa 50125

**Grantors:** Claire Cain

**Grantees:** Nicholas Cain

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** R.E. Contract-BK. 107,  
Page 294



## AFFIDAVIT OF DEATH TERMINATING LIFE ESTATE

STATE OF IOWA, COUNTY OF MADISON, ss:

I, Stephen A. Hall, being first duly sworn on oath, depose and state as follows:

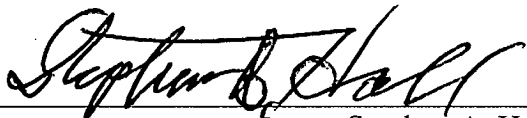
1. That I was well and personally acquainted with Claire Cain a/k/a Clare Cain, and that the said Claire Cain died on or about July 10, 2019, thereby terminating the LIFE ESTATE held by said decedent in the following described real estate:

The North 20 acres of the Northwest fractional Quarter of the Southeast fractional Quarter (NW fr1/4 SE fr1/4) of Section Thirty-six (36), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, subject to easement to Madison County Soil Conservation District recorded in Book 92, Page 3009.

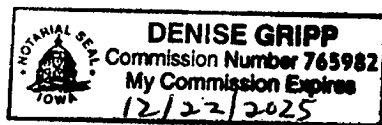
2. Title to the above real estate has passed to: **Nicholas Cain** by virtue of:

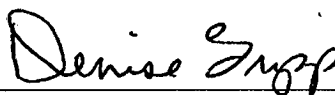
Warranty Deed 2019 2036 recorded 7/8/2019

3. I hereby request that the auditor enter this information on the transfer books.

  
Stephen A. Hall

Signed and sworn to (or affirmed) before me on 6/26/2025, by Stephen A. Hall.



  
Signature of Notary Public