



Document 2025 2255

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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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

**Preparer Information:** (name, address and phone number)

Mason T. McCoy, 200 W. Jefferson, Osceola, IA 50213, Phone: (641) 342-1257

**Taxpayer Information:** (name and complete address)

Linda Beghtel, Debra Deuel, and Ronald Llewellyn, 102 N Cherry Street, St. Charles, Iowa  
50240

**Return Document To:** (name and complete address)

Linda Beghtel, Debra Deuel, and Ronald Llewellyn, 102 N Cherry Street, St. Charles, Iowa  
50240

**Grantors:**

Grant Llewellyn

**Grantees:**

Linda Beghtel

Debra Deuel

Ronald Llewellyn

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

## AFFIDAVIT OF DEATH TERMINATING LIFE ESTATE

STATE OF IOWA, COUNTY OF CLARKE ss:

I, Linda Beghtel, being first duly sworn on oath, depose and state as follows:

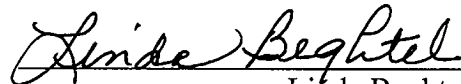
1. That I was well and personally acquainted with Grant Llewellyn and that the said Grant Llewellyn died on or about June 3, 2025, thereby terminating the LIFE ESTATE held by such decedent in the following described real estate:

Commencing at the intersection of the North line of Main Street in the Town of St. Charles, Madison County, Iowa, with the West line of Cherry Street in said Town, and running thence North 142 feet, thence West 107 feet, thence South 142 feet, thence East to the place of beginning and lying in the Southwest Quarter (¼) of the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

2. Title to the above real estate has passed to: Linda Beghtel, Debra Deuel, and Ronald Llewellyn as Tenants in Common by virtue of:

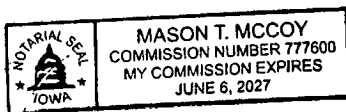
Warranty Deed filed November 5, 2021 in Book 2021, Page <sup>4587</sup>~~4857~~ of the Madison County records.


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



Linda Beghtel, Affiant

Signed and sworn to (or affirmed) before me on July 15, 2025, by Linda Beghtel



  
Signature of Notary Public