

BK: 2025 PG: 918
Recorded: 4/17/2025 at 9:48:01.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Preparer Information: Ellie A. Mendlik, 1009 Main Street, Adel, Iowa 50003, (515) 697-4278

Taxpayer Information: Lisa Gregerson, 14814 Summerset Road, Indianola, IA 50125

Return Document To: Ellie A. Mendlik, 1009 Main Street, Adel, 50003

Grantors: N/A

Grantees: N/A

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Book 2025 Page 599



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

STATE OF IOWA, COUNTY OF Madison, ss:

We, Lisa Gregerson and Stacy Christiansen, being first duly sworn on oath, depose and state as follows:

1. We are the surviving joint tenants of Gary Bailey, who died on April 2, 2025.
2. The following described real estate was owned only by Gary Bailey and these Affiants, as joint tenants with full rights of survivorship at the time of Gary Bailey's death:

Parcel "A" located in the Southeast Quarter (SE1/4) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southeast corner of Section 26, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa: thence, along the South line of the Southeast Quarter (SE1/4) of said Section 26, South 90°00'00" West 408.56 feet, thence North 00°32'36" West 552.97 feet; thence North 89°33'32" East 407.70 feet to the East line of said Southeast Quarter (SE1/4); thence, along said East line, South 00°37'46" East 556.12 feet to the Point of Beginning. Said Parcel "A" contains 5.196 acres, including 0.309 acres of county road right-of-way.

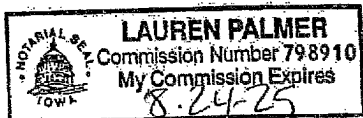
3. Title was conveyed to the surviving joint tenants and decedents by instrument filed on March 13, 2025, with reference number of BK: 2025 PG: 599.
4. I hereby request that the auditor enter this information on the transfer books pursuant to Section 558.66 of the Iowa Code.
5. The Affiants are the daughters 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 subsection 3.



Lisa Gregerson
Lisa Gregerson

Stacy Christiansen
Stacy Christiansen

Signed and sworn to (or affirmed) before me on 4-10-25, by Lisa Gregerson.



Lauren Palmer
Signature of Notary Public

Signed and sworn to (or affirmed) before me on 4-10-25, by Stacy Christiansen.

Lauren Palmer
Signature of Notary Public