

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

MCA

Prepared by: Jason R.S. Cassady, PO Box 278, Norwalk, IA 50211, Phone: (515) 981-5401

✓ Return To: Jason R.S. Cassady, PO Box 278, Norwalk, IA 50211, Phone: (515) 981-5401

Taxpayer Information: Dorthy E. Hughes, 310 N. Morgan #16, St. Charles, IA 50240

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

Re: Lot Fifteen (15) of Kephart's Addition to St. Charles, Iowa, a Subdivision in Madison  
County, Iowa



STATE OF IOWA, COUNTY OF WARREN, ss:

I, Dorthy E. Hughes, being first duly sworn on oath, depose and state as follows:

1. I obtained title to the above described real property by way of a Warranty Deed dated March 17, 1992, filed March 20, 1992 in Book 57, Page 377, Madison County Records. Said deed grants title to "Bernard R. Hughes, Dorthy E. Hughes and Dana L. Warren as joint tenants with full rights of survivorship and not as tenants in common".
2. Bernard R. Hughes was my husband and Dana L. Warren was my daughter. It was the intention of my husband, my daughter, and myself that we should own the property as joint tenants together so that the last of us to pass away would own the property without the need of probating two estates.
3. Dana L. Warren and myself were the surviving joint tenants of Bernard R. Hughes, who died on the 5<sup>th</sup> day of May, 2003.
4. The above described real estate was owned only by Dana L. Warren, myself, and Bernard R. Hughes, as joint tenants with full rights of survivorship at the time of the Bernard L. Hughes' death.
5. I am the surviving joint tenant of Dana L. Warren (the "Decedent"), who died on the 17<sup>th</sup> day of December, 2005.
6. The above described real estate was owned only by Dana L. Warren and myself, as joint tenants with full rights of survivorship at the time of the Dana L. Warren's death.

7. Dana L. Warren was not married at the time of her death.
8. No estate was opened for either Bernard R. Hughes or Dana L. Warren.
9. I hereby request that the auditor enter this information on the transfer books pursuant to Section 558.66 of the Iowa Code.
10. I am the surviving spouse of Bernard R. Hughes and the mother of the Dana L. Warren (For deaths occurring after July 1, 1997, spouse, parents, grandparents, great-grandparents, and other lineal ascendants, children including legally adopted children and biological children entitled to inherit under the laws of Iowa, stepchildren, and grandchildren, great-grandchildren, and other lineal descendants are exempt from Iowa inheritance tax.)
11. Form 706, United States Estate Tax return, **IS NOT** required to be filed as a result of the death of either Bernard R. Hughes or Dana L. Warren
12. An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsection 3.

X Dorothy E. Hughes  
Dorothy E. Hughes

Subscribed and sworn to before me on this 2<sup>nd</sup> day of February,  
2007, by Dorothy E. Hughes.



Mark T. Matlage  
Notary Public in and for said State