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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

**AFFIDAVIT OF SURVIVING SPOUSE  
FOR CHANGE OF TITLE TO REAL ESTATE**

THE IOWA STATE BAR ASSOCIATION

Official Form No. 177

Recorder's Cover Sheet

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

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067

Phone: (515) 462-4912

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

Estate of Russell M. Lander, c/o Francis J. McAllister, Jr., Executor, 1287 Timber Ridge Avenue, Van Meter, Iowa 50261-8526

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

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067

**Grantors:**

Alice M. Lander

**Grantees:**

Estate of Russell M. Lander

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A

**AFFIDAVIT OF SURVIVING SPOUSE  
FOR CHANGE OF TITLE TO REAL ESTATE**

STATE OF IOWA, COUNTY OF MADISON, ss:

I, Francis J. McAllister, Jr., being first duly sworn on oath, depose and state as follows:

1. Russell M. Lander died on June 17, 2012. On the 26th day of June, 2012, the Last Will And Testament of Russell M. Lander, deceased, bearing date of the 22nd day of December, 2005, was admitted to probate and Francis J. McAllister, Jr. was appointed Executor of the estate, which estate is now being administered in Madison County District Court Probate Number ESPR012534.

2. Russell M. Lander is the surviving spouse of Alice M. Lander, who died on the 29th day of February, 2012.

3. The following described real estate was owned only by Russell M. Lander and Alice M. Lander, as joint tenants with full rights of survivorship at the time of Alice M. Lander's death:


The Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "C" located therein, containing 5.000 acres as shown in the Plat of Survey filed in Book 2003, Page 7195 on December 5, 2003, in the Office of the Recorder of Madison County, Iowa.

4. Title was conveyed to Russell M. Lander and Alice M. Lander by Warranty Deed dated and filed on April 3, 1975 in Deed Record Book 104 at Page 678 in the Office of the Madison County Recorder; and by Warranty Deed dated and filed January 7, 2004 in Book 2004 at Page 84 in the Office of the Madison County Recorder.

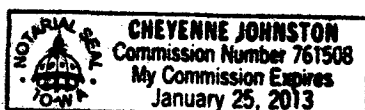
5. I hereby request that the Auditor enter this information on the transfer books pursuant to Section 558.66 of the Iowa Code.

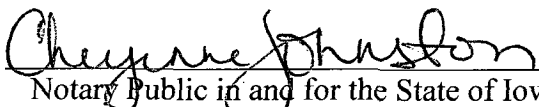
6. Form 706, United States Estate Tax return, IS NOT required to be filed as a result of the death of Alice M. Lander.

7. An Iowa inheritance tax return is not required to be filed pursuant to Iowa Code Section 450.22 subsection 3 for Alice M. Lander.

  
Francis J. McAllister, Jr., Executor  
Estate of Russell M. Lander

Signed and sworn to (or affirmed) before me on October 25, 2012 by Francis J. McAllister, Jr. as Executor of the Estate of Russell M. Lander.



  
Notary Public in and for the State of Iowa