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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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**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 East Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067

Phone: (515) 462-4912

Taxpayer Information: (name and complete address)

Frances D. LaFratte, 2981 200th Trail, Prole, Iowa 50229

Return Document To: (name and complete address)

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

Grantors:

Anthony J. LaFratte

Grantees:

Frances D. LaFratte

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, Frances D. LaFratte, a/k/a Darlene LaFratte, a/k/a Frances Darlene LaFratte, a/k/a Frances D. LaFratte, being first duly sworn on oath, depose and state as follows:

1. I am the surviving spouse of Anthony J. LaFratte, a/k/a Anthony LaFratte, a/k/a Anthony John LaFratte, who died on the 27th day of September, 2013.

2. The following described real estate was owned only by Anthony J. LaFratte and this Affiant, as Joint Tenants with Full Rights of Survivorship at the time of Anthony J. LaFratte's death:

The Southwest Quarter (1/4) of the Northeast Quarter (1/4), and the West Half (1/2) of the Southeast Quarter (1/4) of Section Twenty (20) excepting therefrom a tract described as follows: Commencing at a point 31 rods and 14 feet South of the Northwest corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty (20), and running thence South 17 rods and 10 feet, thence East 4 rods, thence North 17 rods and 10 feet, thence West 4 rods to the place of beginning, used for cemetery; and, EXCEPT a parcel of land in the West Half (1/2) of the Southeast Quarter (1/4) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the Northeast Corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence along the East line of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty (20) North 00°00', 46.0 feet; thence South 34°24' West, 57.8 feet; thence South 01°19' West, 610.6 feet to the centerline of a County Road; thence along said centerline, North 77°45' East, 47.8 feet; thence along the East line of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty (20), North 00°00', 602.00 feet the point of beginning. Said parcel of land contains 0.569 Acres including 0.036 Acres of County Road Right of Way; and EXCEPT, therefrom a tract described as: Parcel "Z" a tract of land in part of the Southeast 1/4 of the Southwest 1/4 (SE 1/4 SW 1/4) and part of the Southwest 1/4 of the Southeast 1/4 (SW 1/4 SE 1/4) of Section 20, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey recorded in Book 2009, Page 1485 of the Recorder's Office of Madison County, Iowa,

AND

The Northwest Quarter (1/4) of the Northeast Quarter (1/4) and the North Half

(1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-nine (29), all in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,

AND

The Northwest Quarter (1/4) of the Southwest Quarter (1/4) and the Southwest Quarter (1/4) of the Northwest Quarter (1/4) and the West Half (1/2) of the Southeast Quarter (1/4) of the Northwest Quarter (1/4), all in Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT the following described real estate: Parcel "A", a part of the South 1/2 of the Northwest 1/4 of Section 23, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at a point that is N85°19'21" E a distance of 1121.30 feet from the Northwest corner of said South 1/2 Northwest 1/4; thence N85°19'21" E a distance of 732.53 feet; thence S04°47'38"E a distance of 44.87 feet; thence with a curve turning to the left with an arc length of 241.76 feet, with a radius of 1975.79 feet, with a chord bearing of S63°16'48"W, with a chord length of 241.61 feet, to a centerline; thence S60°28'08" W a distance of 559.75 feet; thence N04°47'38"W a distance of 373.09 feet to the point of beginning, containing 3.41 acres, including 0.66 acres of county road right-of-way,

AND

The South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty (20) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,

AND

The South 30 Acres of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty (20), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT a part of the SW1/4 NW1/4 Sec. 20-76-26, Madison County, Iowa, described as follows: beginning at a point that is 440.0 feet N. of the W1/4 corner of said Sec. 20, thence N. 210.0 feet; thence E. 211.0 feet, thence S. 210.0 feet; thence W. 211.0 feet to the point of beginning, subject to road easement along the W. side thereof, and containing 1.02 acres, more or less.

3. Title was conveyed to the surviving spouse and the Decedent by instruments filed as follows:

	<u>Date of Recording</u>	<u>Transfer Instrument Reference</u>
a.	April 25, 1966	Madison County Recorder's Office Deed Record Book 95 at Page 237

b. March 13, 1992 Madison County Recorder's Office Deed
Record Book 129 at Page 630

c. January 14, 2011 Madison County Recorder's Office Book
2011 at Page 168

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

5. Form 706, United States Estate Tax return, **IS NOT** required to be filed as a result of the death of the Decedent.

6. An Iowa inheritance tax return **IS NOT** required to be filed pursuant to Iowa Code Section 450.22 subsection 3.

Frances D. LaFratte
Frances D. LaFratte

Signed and sworn to (or affirmed) before me on June 12th, 2014 by Frances D. LaFratte.



John E. Casper
Notary Public in and for the State of Iowa