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Rec Amt \$17.00 Aud Amt \$10.00

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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

THE IOWA STATE BAR ASSOCIATION

Official Form No. 339

Recorder's Cover Sheet

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

Joey T. Hoover, 69 E. Jefferson Street, Winterset, IA 50273, Phone: (515) 462-1666

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

Eric Thompson, 809 W. Scenic Valley Drive, Indianola, IA 50125

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

Eric Thompson, 809 W. Scenic Valley Drive, Indianola, IA 50125

**Grantors:**

Edna Pearl Lancaster

**Grantees:**

Thomas Lancaster

**Legal Description:** See Page 2

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

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

STATE OF IOWA, COUNTY OF Madison, ss:

I, Thomas Lancaster, being first duly sworn on oath, depose and state as follows:

1. I am the surviving joint tenant of Edna Pearl Lancaster (the "Decedent"), who died on the 29th day of August, 2014.
2. The following described real estate was owned only by Decedent and this Affiant, as joint tenants with full rights of survivorship at the time of the Decedent's death:

See Addendum

3. Title was conveyed to the surviving joint tenant and decedent by instrument filed on November 12, 2012, with reference number of 2023551.

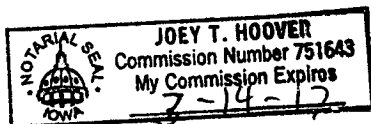
Book 2012, Page 3551 on November 26, 2012, in the Office of the Recorder of Madison County, Iowa.

4. I hereby request that the auditor enter this information on the transfer books pursuant to Section 558.66 of the Iowa Code.
5. This Affiant is the Son of the Decedent. (For deaths occurring after July 1, 1997, 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.)
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.

Thomas Walter Lancaster  
Thomas Lancaster

Signed and sworn to (or affirmed) before me this 25<sup>th</sup> day of November,  
2014, by Thomas Lancaster.

Joey T Hoover  
Signature of Notary Public



### Addendum

All that part of the North Half (1/2) of the Northwest Fractional Quarter (1/4) of Section One (1), Township Seventy-Five (75) North, Range Twenty-Six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, lying East of the public highway identified as R-35, **AND** approximately 12 acres situated in the Southeast corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-Six (76) North, Range Twenty-Six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, lying East of the public highway identified as R-35; **EXCEPT** all that part of the South 30 acres of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-six (36) and of the North Half (1/2) of the Northwest Quarter (1/4) of said Section One (1), lying East of the centerline of a County Road R-35 and North of the Centerline of a County Road; **AND EXCEPT** Parcel "A", located in the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of said Section One (1), containing 4.797 acres, as shown in Plat of Survey filed in Book 2, Page 617 on October 9, 1995, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** a parcel of land described as commencing at the northwest corner of said Section One (1), thence North 85°13' East along the north line of the Northwest Fractional Quarter (1/4) of said Section One (1), 543.2 feet (recorded as 536.5 feet) to the west right of way line of a county road which is the point of beginning; then South 23°51' West along said west right-of-way line 353.8 feet; then North 71°40' East 402.3 feet; thence North 17°39' West 221.8 feet to the north line of said Northwest Fractional Quarter (1/4); thence South 85°13' West 172.1 feet to point of beginning containing 1.384 acres.