



Document 2015 498

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



**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)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067, Phone: (515) 462-4912

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

Diane E. Lynch, 11857 North 137th Way, Scottsdale, AZ 85259

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

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

**Grantors:**

Mary Elizabeth Fletcher

**Grantees:**

Diane E. Fletcher  
a/k/a Diane E. Lynch

**Legal description:** See Page 2

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

N/A



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

STATE OF ARIZONA, COUNTY OF MARICOPA ss:

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

1. I am \_\_\_\_\_ the surviving joint tenant of Mary Elizabeth Fletcher  
(the "Decedent"), who died on the 27th 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:

For Legal Description see Exhibit "A" attached hereto and by this reference incorporated herein.

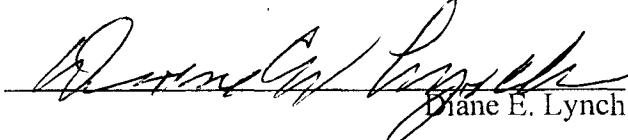
3. Title was conveyed to the surviving joint tenant and decedent by instrument filed  
on June 12, 2009 with reference number of Book 2009, Page 1848.  
Warranty Deed - Joint Tenancy.

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

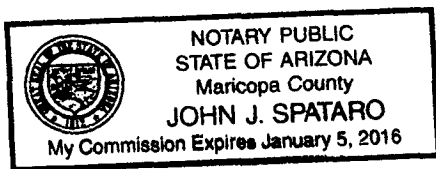
5. This Affiant is the Daughter of the Decedent.  
(For deaths occurring after July 1, 1997, parents, grandparents, great-grandparents, and  
other lineal ascendants, children including legally adopted children and biological children  
entitled to inherit under the laws of Iowa, stepchildren, and grandchildren, 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.

  
Diane E. Lynch

Signed and sworn to (or affirmed) before me this 21 day of February, 2015, by  
Diane E. Lynch



  
Signature of Notary Public

\*THE CORRECT OPTION MUST BE SELECTED TO DETERMINE WHETHER THE IOWA ESTATE TAX MAY  
CONSTITUTE A LIEN ON THE ABOVE DESCRIBED PROPERTY.

## EXHIBIT "A"

The Fractional Northwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) EXCEPT that part thereof that lies within Lot One (1) of Fletcher Subdivision; the South Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ); the Southwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ); and the Northwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section One (1), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa,

AND

The Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., EXCEPT the following tracts:

A parcel of land lying in the southwest corner of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Two (2), commencing 20 rods East of the above described corner running East 37 rods to a spring branch, thence North 26 rods, thence up North River 46 rods, thence 13 rods to the place of beginning, containing 3 acres more or less (as shown in Deed Record 16, Page 57).

Lot One (1) of the Fractional Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Two (2), being more particularly described as a tract of land bounded by a line commencing at a point which is North 427.2 feet and 424.7 feet West of the Southeast corner of the said Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Two (2), thence East 255.0 feet, thence North 205.8 feet, thence West 125.3 feet, thence West 18.7 feet, thence South  $31^{\circ}52'$  West 245.8 feet, thence East 18.7 feet to the place of beginning, containing one acre (as shown in Deed Record 75, Page 104).

A tract of land described as follows: Commencing at a point 1,481 feet North of the Southwest corner of the East Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Two (2), and running thence East 316 feet, thence North 190 feet, thence South  $84^{\circ}$  East, 469 feet to the center line of the public road now designated as Highway "Q", thence following the center line of said Highway North,  $28^{\circ}$  East, a distance of 315 feet, thence North  $55^{\circ}$  West, 492 feet to the North side of a 30-inch burr oak tree, thence North  $76^{\circ}$  West, 263 feet, thence North 200 feet to the North line of said Section Two (2), thence West 388 feet to the middle of North River, thence following said River in a Southwesterly direction a distance of 421.5 feet, thence following said river in a Southeasterly direction 200 feet, thence following said River in a Southwesterly direction 100 feet to the West line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Two (2), thence South 339 feet to the point of beginning, estimated to contain 12.82 acres more or less (as shown in Deed Record 82, Page 156). That part thereof that lies within Lot 1 of Fletcher Subdivision.

A tract of land commencing 1481 feet North and 316 feet East of the Southwest corner of the Southeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Two (2), and running thence North 190 feet, thence South  $84^{\circ}$  East, 469 feet to the center line of the public road now designated as Highway "Q", thence in a Southwesterly direction following the center line of said highway a

distance of 150 feet, thence West 400 feet to the point of beginning and containing 1.69 acres more or less.

A tract of land commencing at a point 23 rods West of the Southeast corner of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of said Section Two (2) and running thence North 427.2 feet, thence West to said public highway, thence in a Southwesterly direction along said highway to the South line of said last mentioned 40 acre tract, thence East to the Point of Beginning.

A tract of land commencing at a point 1481 feet North of the Southeast corner of the Southwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ), running thence East 716 feet to the centerline of the public road designated as Highway "Q", thence in a Southwesterly direction along the centerline of said highway a distance of 822.4 feet, thence South 715.5 feet to the South line of the Southeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ), thence West 330 feet to the Southwest Corner of the Southeast Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ), thence North 1481 feet to the point of beginning, all in Section Two (2), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M.,

AND

Lot One (1) of Fletcher Subdivision located in the Northeast Fractional Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Two (2) and the Northwest Fractional Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section One (1), all in Township Seventy-Six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa,

AND

The West Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-seven (27), and the East Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ), **EXCEPT** 2.56 acres lying West of the Public Highway on the West side of the Southeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Twenty-eight (28), all in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa,

AND

The Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Thirty-six (36), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, **EXCEPT** 11.34 acres West of the highway, **AND EXCEPT** that part lying in the West Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) lying North of County Road H; **AND EXCEPT** that property lying West and North of a line commencing at the center of re-located County Road "Q" and running South for 20 rods along the established fence line running South from the County Maintenance Shed and thence West to the center of paved County Road "H".