



Document 2016 2199

Book 2016 Page 2199 Type 03 013 Pages 2
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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)

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

Taxpayer Information: (name and complete address)

Estate of Florence L. McNichols, c/o Melvin R. McNichols, Executor,
1845 Melrose Plantation Drive, Jacksonville, FL 32223

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

James Larson, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Wilbur W. McNichols
Florence L. McNichols

Grantees:

Estate of Florence L. McNichols

Legal Description: See Page 2

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

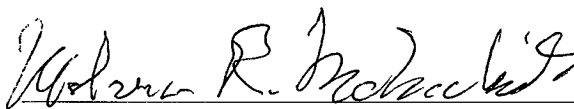
**AFFIDAVIT OF SURVIVING SPOUSE
FOR CHANGE OF TITLE TO REAL ESTATE**

STATE OF IOWA, COUNTY OF MADISON, ss:

I, Melvin R. McNichols, being first duly sworn on oath, depose and state as follows:

1. I am the Executor of the Estate of Florence L. McNichols.
2. Florence L. McNichols was the surviving spouse of Wilbur W. McNichols, who died on August 14, 2014.
3. The following described real estate was owned only by Wilbur W. McNichols and Florence L. McNichols, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, at the time of Wilbur W. McNichols's death:

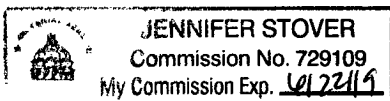
Lot Six (6) and the West Half (1/2) of Lot Seven (7) in Block Two (2) of Guiberson's Addition to Winterset, Iowa.
3. Title was conveyed to Florence L. McNichols and the Decedent by Warranty Deed filed on February 8, 1954, in Town Deed Book 35 at Page 112 in the Office of the Recorder of Madison County, 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. Form706, 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.

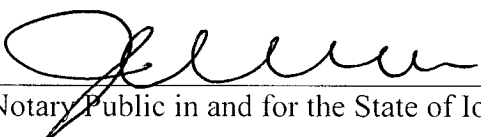


Melvin R. McNichols, Executor
Estate of Florence L. McNichols

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on this 22nd day of July, 2016, by Melvin R. McNichols as Executor of the Estate of Florence L. McNichols.




Notary Public in and for the State of Iowa