



Document 2017 1301

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



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)

Kathleen Schomer Kohorst AT0004393, P.O. Box 722, Harlan, IA 51537 (712-755-3156)

Taxpayer Information: (Name and complete address)

Peggy M. Larson, 1525 S 4th Ave., Winterset, IA 50273



Return Document To: (Name and complete address)

Kohorst Law Firm, P.O. Box 722, Harlan, IA 51537

Grantors:

Gary L. Larson

Grantees:

Peggy M. Larson

Legal description: See Page 2

Document or instrument number of previously recorded documents:



AFFIDAVIT OF SURVIVING SPOUSE FOR CHANGE OF TITLE TO REAL ESTATE

STATE OF IOWA, COUNTY OF SHELBY, ss:

I, Kathleen Schomer Kohorst, being first duly sworn on oath, depose and state as follows:

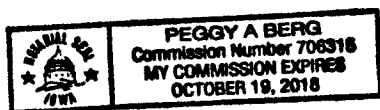
- ~~Kathy~~ Peggy M. Larson is ~~the~~ surviving spouse of Gary L. Larson, who died on February 25, 2017.
- The following described real estate was owned only by Gary L. Larson and ~~was~~ ~~owned~~ ~~by~~ ~~Kathy~~ ~~M.~~ ~~Larson~~, as joint tenants with full rights of survivorship at the time of Gary L. Larson's death:

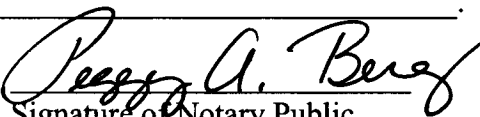
See legal description attached marked "Exhibit A"

- Title was conveyed to the surviving spouse and the decedent by instrument filed on January 8, 1997, with reference number of Book 61, Page 518.
- I hereby request that the auditor enter this information on the transfer books pursuant to Section 558.66 of the Iowa Code.
- Form 706, United States Estate Tax return, IS NOT required to be filed as a result of the death of the Decedent.*
- An Iowa inheritance tax return is not required to be filed pursuant to Iowa Code Section 450.22 subsection 3.


Kathleen Schomer Kohorst, Affiant

Signed and sworn to (or affirmed) before me on April 25, 2017, by Kathleen Schomer Kohorst




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

Parcel "B" located in the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th Principal Meridian, located in the City of Winterset, Madison County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., located in the City of Winterset, Madison County, Iowa; thence North $0^{\circ}32'32''$ East along the West line of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section One (1), 593.63 feet to the point of beginning; thence North $0^{\circ}32'32''$ East along the West line of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section One (1), 178.00 feet; thence South $89^{\circ}32'13''$ East, 519.88 feet; thence South $0^{\circ}32'32''$ West, 178.00 feet; thence North $89^{\circ}32'13''$ West, 519.88 feet to the point of beginning. Said Parcel contains 2.124 acres, including 0.129 acres of county road right of way.