



Document 2017 2114

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

AFFIDAVIT FOR DISTRIBUTION OF PROPERTY
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
(515) 462-4912

Taxpayer Information: (name and complete address)

Janice K. Shahan, 625 S. 8th Street, Winterset, IA 50273

Return Document To: (name and complete address)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067
moss Properties 101 E. Jefferson, Winterset IA 50273

Grantors:

Allen Willis Shahan

Grantees:

Janice K. Shahan


Legal Description: See Page -2-

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

AFFIDAVIT FOR DISTRIBUTION OF PROPERTY

The successor under Iowa Code §633.356(2) identified at paragraph 5 below is authorized, without procuring Letters of Appointment, to receive any item of tangible personal property of the Decedent identified at paragraph 1 below; have any particular item of property that is evidence of a debt, obligation, interest, right, security, or chose in action belonging to the Decedent transferred; and collect the proceeds from any life insurance policy or any other item of property for which a beneficiary has not been designated. Under Iowa Code §633.356(3), the following information is being furnished to the holder of the Decedent's property:

1. The Decedent's name, social-security number, and date and place of death is:

Allen Willis Shahan
SSN XXX-XX-
DOD January 7, 2016
Winterset, Madison County, Iowa.


2. At least forty days have elapsed since the death of the Decedent, as shown by the attached certified copy of the Death Certificate of the Decedent.

3. The gross value of the Decedent's personal property that would otherwise be distributed by Will or intestate succession is, or has been at any time since the Decedent's death, Twenty-Five Thousand Dollars or less, and there is no real property or the real property passes to persons exempt from inheritance tax as joint tenants with full rights of survivorship.

4. A general description of the property of the Decedent that is to be paid, transferred, or delivered to or for the benefit of each successor is as follows:

All right, title and interest of the Decedent in the Mortgage held by Allen W. Shahan and Janice K. Shahan as Mortgagees, with Shahan Enterprises, LLC as Mortgagors, dated January 11, 2006 and filed for record on January 19, 2006 in the Madison County Recorder's Office in Book 2006 at Page 274.

5. The name, address, tax-identification number and relationship to the Decedent of each successor is as follows:

Janice K. Shahan
625 S. 8th Avenue
Winterset, IA 50273
SSN: XXX-XX-
Surviving Spouse

No successor is under any legal disability.

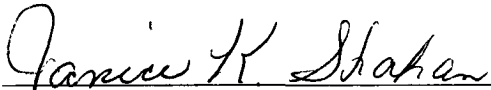
6. The attached copy of the Decedent's Will is the Last Will of the Decedent and has been delivered to the Office of a Clerk of the District Court in accordance with Iowa law.

7. No persons other than the successor listed in this Affidavit has a right to the interest of the Decedent in the described property.

8. The undersigned Affiant requests that the described property be paid, delivered, or transferred to or for the benefit of each successor.

9. The undersigned Affiant affirms under penalty of perjury that this Affidavit is true and correct.

Date: 6 - 30, 2017

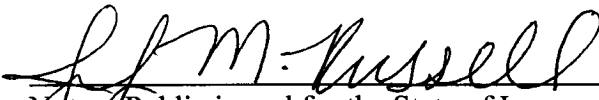


Janice K. Shahan, Affiant

STATE OF IOWA)
) ss
COUNTY OF MADISON)

Signed and sworn to (or affirmed) before me on June 30, 2017, by Janice K. Shahan.





Notary Public in and for the State of Iowa

LAST WILL AND TESTAMENT

OF

ALLEN W. SHAHAN

KNOW ALL MEN BY THESE PRESENTS:

That I, Allen W. Shahan, being of sound and disposing mind and memory do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking all former wills and codicils to wills which may have been made by me.

ITEM I

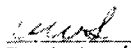
I direct that the person hereinafter named as Executor pay all of my legally collectible debts, funeral expenses, legal expenses, and costs of administering my estate, without, however, intending to waive any exemptions to which my estate or my legatees may be entitled. I further direct my Executor to furnish me with a suitable funeral and burial. I further direct my Executor to purchase and pay for out of my estate a suitable burial lot, provided I have not acquired such burial lot during my lifetime. I also direct my Executor to erect a monument or grave marker at my grave to bear such inscription as my Executor may consider suitable. The amount to be expended for this purpose I will leave to the sole discretion of my Executor.

ITEM II

I have prepared a list of items and the names of the persons to whom I wish such items to be distributed at the time of my death. The list may be altered or added to subsequent hereto, but the items thereon shall be disposed of as property passing as a specific bequest under my Will.

ITEM III

All the rest, residue and remainder of my estate and



Testator's
Initials



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property, both real and personal, I give, devise and bequeath to my beloved wife, Janice K. Shahan, to be hers absolutely.

ITEM IV

In the event my wife, the said Janice K. Shahan, should predecease me, or in the event that our deaths should occur simultaneously, or approximately so, or in the same common accident or calamity, or under any circumstances causing doubt as to which of us survived the other, or if my beloved wife survives me by only four (4) months or less, then I give, devise and bequeath all of my estate and property of every kind and description, wherever located, in equal shares to my children, Jeffrey Allen Shahan and Gregory Montgomery Shahan, share and share alike, per stirpes and not per capita. If, however, both children predecease me and my wife, and my children leave no heirs of their body, then the devise to my children shall lapse and the rest, residue, and remainder shall go as follows:

One-half to my heirs per stirpes

One-half to my wife's heirs per stirpes

ITEM V

I hereby nominate as Executor of my Last Will and Testament, my wife, Janice K. Shahan, and direct that no bond or security be required for the faithful performance of her duties. In the event the said Janice K. Shahan should fail to qualify as Executor, or after qualifying, should fail or refuse to act as such, then I direct that Jeffrey Allen Shahan and Gregory Montgomery Shahan, or either of them, be named Executor. In the event the said Jeffrey Allen Shahan and/or Gregory Montgomery Shahan should fail to qualify as Executor, or after qualifying, should fail or refuse to act as such, then I direct that Jeffrey Allen Shahan, Gregory Montgomery Shahan,


TESTATOR'S
INITIALS

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and James M. Montgomery, or any of them, be named Co-Executors.

I further authorize and empower my Executor to sell, convey, contract to sell, mortgage, pledge, exchange, assign, transfer or otherwise dispose of any part or all of the assets in my estate, at public auction or private sale, at such prices or terms as she may deem best; and to do any and all acts necessary in connection with the settlement of my estate, all without Order of any Court or Judge, and without being required to furnish any bond or bonds whatsoever.

IN WITNESS WHEREOF, I have to this, my Last Will and Testament, consisting of three (3) sheets or pages, including the Certificate of Witnesses, hereto subscribed my name this 20th day of August, 1990.

Allen W. Shahan
TESTATOR

WE HEREBY CERTIFY that on this 20th day of August, 1990, at Centerville, Appanoose County, Iowa, Allen W. Shahan, to us personally known, did in our presence sign the foregoing instrument and declared the same to be his Last Will and Testament, and at his request, and in his presence, and in the presence of each other, we have hereunto subscribed our names as witnesses thereto.

Roger M. Griffing
Sandra L. Griffing