



Document 2017 3093

Book 2017 Page 3093 Type 03 013 Pages 3

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**AFFIDAVIT OF SURVIVING JOINT TENANT
FOR CHANGE OF TITLE TO REAL ESTATE
Recorder's Cover Sheet**

Preparer Information: (name, address and phone number)

Mark L. Smith, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (name and complete address)

Debra Wignall, 2343 St. Charles Road, Winterset, IA 50273

Return Document To: (name and complete address)

Mark L. Smith, P.O. Box 230, Winterset, IA 50273

Grantors:

Debra Wignall

Grantees:

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, Debra Wignall, being first duly sworn on oath, depose and state as follows:

1. I am the surviving joint tenant of William Ray Wignall (the "Decedent"), who died on August 23, 2017.
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:
 - A. Lot Twenty-five (25) and the North Half (N 1/2) of the West 62 feet of the vacated alley, in Block Four (4) of Danforth's Second addition to Winterset, Madison County, Iowa.
 - B. The West 66 feet of Lot Eight (8) of Hutching's Addition to the Town of Winterset, Madison County, Iowa.
 - C. A parcel of land located in the North Half (1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, described as follows, to-wit: Commencing at the Southwest Corner of the North Half (1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-six (36), thence North 33.0 feet to the North line of Buchanan Street; thence East 554.0 feet to point of beginning; thence North 141.7 feet; thence East 60.0 feet; thence South 141.6 feet to the North line of Buchanan Street; thence West 60.0 feet to the point of beginning.
 - D. Parcel "B" located in the Southeast Quarter of the Northwest Quarter and in the Northeast Quarter of the Northwest Quarter of Section 8, Township 75 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, as shown in Plat of Survey filed on June 26, 2002, in Book 2002, Page 3109 of the Recorder's office of Madison County, Iowa. This Deed is given for the purpose of correcting the legal description of the Deed recorded June 10, 2002, in Book 2002, Page 2815 of the Recorder's office of Madison County, Iowa.
 - E. Lot One (1) in Block Twelve (12) of Pitzer and Knights Addition to the Town of Winterset, Madison County, Iowa.
3. Title was conveyed to the surviving joint tenant and decedent by instrument filed on:
 - A. Filed July 24, 2014, in Book 2014, Page 1795

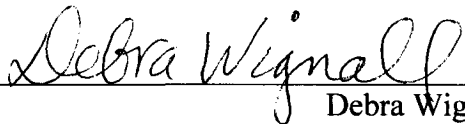
B. Filed January 2, 2015, in Book 2015, Page 16

C. Filed May 4, 2015, in Book 2015, Page 1137

D. Filed June 27, 2002, in Book 2002, Page 3141

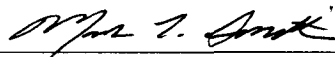
E. Filed November 20, 2015, in Book 2015, Page 3469

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 wife 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.


Debra Wignall

Signed and sworn to (or affirmed) before me on 9/29/17, by
Debra Wignall.




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.