



Document 2017 3641

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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, POB 230, Winterset, IA 50273

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

Betty C. Baker, 1244 - 32nd Street, Des Moines, IA 50311

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

Mark L. Smith, POB 230, Winterset, IA 50273

**Grantors:**

Willard Keith Baker, a/k/a W. Keith Baker

**Grantees:**

Betty C. Baker

**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, Betty C. Baker, being first duly sworn on oath, depose and state as follows:

1. I am the surviving joint tenant of Willard Keith Baker, a/k/a W. Keith Baker (the "Decedent"), who died on September 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:

The West Half (W 1/2) of Lot Eighteen (18) of Eivins Addition, Plat Two (2), in the Town of Earlham, Madison County, Iowa;

AND,

The East Half (E 1/2) of Lot Eighteen (18) of Eivins Addition, Plat Two (2), in the Town of Earlham, Madison County, Iowa;

AND,

The West Half (W 1/2) of Lot Seventeen (17) of Eivins Addition-Plat Two, in the Town of Earlham, Madison County, Iowa;

AND,

The East half (E 1/2) of Lot Seventeen (17) of Eivins Addition-Plat Two, in the Town of Earlham, Madison County, Iowa;

AND,

The West half (W 1/2) of Lot Sixteen (16) of Eivins Addition-Plat 2, in the Town of Earlham, Madison County, Iowa;

AND,

The East Half (E 1/2) of Lot Sixteen (16) of Eivins Addition-Plat 2, in the Town of Earlham, Madison County, Iowa

3. Title was conveyed to the surviving joint tenant and decedent by instruments, respectively, as follows

Warranty Deed recorded September 30, 2011, in Book 2011, Page 2586;  
Warranty Deed recorded September 30, 2011, in Book 2011, Page 2585;

Warranty Deed recorded March 24, 1989, in Book 54, Page 755;  
Warranty Deed recorded April 24, 1989, in Book 54, Page 791;  
Warranty Deed recorded August 1, 1990 in Book 56, Page 93; and  
Warranty Deed recorded August 1, 1990, Book 56, Page 94,

ALL in the Recorder's Office 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. This Affiant is the Surviving Spouse of the Decedent.
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.

*Betty C. Baker*

Betty C. Baker

Signed and sworn to (or affirmed) before me on November 15, 2017, by  
Betty C. Baker.

*Kathy Alexander*

Signature of Notary Public

