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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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AFFIDAVIT OF DEATH TERMINATING LIFE ESTATE

THE IOWA STATE BAR ASSOCIATION
Official Form No. 179

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067, Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Bobby Gene Rhoads, 626 S. 7th Avenue, Winterset, IA 50273; and,
Jimmy Melvin Rhoads, 2296 265th Street, Peru, IA 50222

Return Document To: (Name and complete address)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Letty J. Miller

Grantees:

Bobby Gene Rhoads and Jimmy Melvin Rhoads

Legal description: See Page 2

Document or instrument number of previously recorded documents:



AFFIDAVIT OF DEATH TERMINATING LIFE ESTATE

STATE OF IOWA, COUNTY OF MADISON, ss:

I, Jane E. Rosien, being first duly sworn on oath, depose and state as follows:

1. That I was well and personally acquainted with Letty J. Miller and that the said Letty J. Miller died on or about January 20, 2018, thereby terminating the LIFE ESTATE held by such decedent in the following described real estate:

The Southeast Quarter (1/4) of the Northeast Quarter (1/4) and the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Fifteen (15), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT: That portion of Lot Two (2) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Fifteen (15) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying West and North of the centerline of the County Road as it now exists described as beginning at the Northwest Corner of said Southeast Quarter (1/4) of the Northeast Quarter (1/4), thence North 89°25' East, 1015.3 feet, thence South 23°31' West along the centerline of County Road 1269.0 feet, thence South 42°09' West along centerline of County Road 217.5 feet, thence South 89°54' West 369.1 feet, thence North 1317.8 feet to the point of beginning, containing 22.0034 acres including 1.4406 acres of county road right-of-way.

AND

The Northwest Quarter (1/4) of the Southwest Quarter (1/4) and the Southwest Quarter (1/4) of the Northwest Quarter (1/4) and the West 32 acres of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and Lot Two (2) of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) being all that part of said 40 acre tract lying South of Middle River and Containing 18 acres more or less, and a right of way across the East 12 acres of Lot One (1) of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) to Lot Two (2) thereof "as the same is now traveled through West gate", of Section Fourteen (14) all in Township Seventy-five (75) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa.

2. Title to the above real estate has passed to: Bobby Gene Rhoads and Jimmy Melvin Rhoads by virtue of:

Report of Change of Title issued by the Madison County Clerk of Court dated and recorded June 28, 1983 in the Madison County Recorder's Office in Deed Record Book 117 at Page 57.

3. I hereby request that the auditor enter this information on the transfer books.

Jane E. Rosien
Jane E. Rosien

Signed and sworn to (or affirmed) before me on July 16, 2018, by Jane E. Rosien



Carla J Vasey
Signature of Notary Public