



Book 2018 Page 2004

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Carol K. Becker Auditor
By P. Hildebrand Deputy

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA



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)

Michael A. Bowman, 114 S. Cedar St., Monticello, IA 52310, Phone: (319) 465-5448

Taxpayer Information: (Name and complete address)

Diane L. Freeze, 2936 Hwy. 38, Hopkinton, IA 52237

Return Document To: (Name and complete address)

Michael A. Bowman, 114 S. Cedar St., Monticello, IA 52310

Grantors:

James L. Freeze

Grantees:

Diane L. Freeze

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 DELAWARE, ss:

I, Diane L. Freeze, being first duly sworn on oath, depose and state as follows:

1. I am ~~[-~~ is the surviving spouse of James L. Freeze, who died on March 12, 2018.
2. The following described real estate was owned only by James L. Freeze and this Affiant ~~[-or~~ James L. Freeze], as joint tenants with full rights of survivorship at the time of James L. Freeze's death:

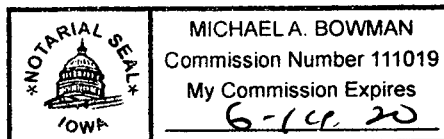
See attached EXHIBIT A for description of jointly owned property.

3. Title was conveyed to the surviving spouse and the decedent by _____, filed on _____, with reference number of (see attached.)
4. I hereby request that the auditor enter this information on the transfer books pursuant to Section 558.66 of the Iowa Code.
5. Form 706, United States Estate Tax return, IS NOT required to be filed as a result of the death of the Decedent.*
6. An Iowa inheritance tax return is not required to be filed pursuant to Iowa Code Section 450.22 subsection 3.

Diane L. Freeze

Diane L. Freeze, Affiant

Signed and sworn to (or affirmed) before me on July 12 2018, by Diane L. Freeze



[Signature]
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 #1, Book 112, page 231

The East five (5) acres of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), and the East one-half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$), and all that part of the North four hundred twenty six (426.0) feet of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) lying North and East of the highway, and that part of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) described as beginning at the Northeast corner thereof and running thence South sixty (60) rods to Highway # 38, thence along said highway to the North line of said Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), thence East to point of beginning, all in Section Twelve (12), Township Eighty Seven (87) North, Range Four (4), West of the Fifth P.M., except Parcel D Part Of The Southwest Quarter (SW $\frac{1}{4}$) Of The Northwest Quarter (NW $\frac{1}{4}$) And Part Of The Southeast Quarter (SE $\frac{1}{4}$) Of The Northwest Quarter (NW $\frac{1}{4}$) All In Section Twelve (12), Township Eighty-Seven North (T87N), Range Four West (R4W) Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2004, Page 2310, and corrected by Affidavit recorded in Book 2004, Page 2774

Parcel #2, Book 101, page 341

That part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ described as commencing at a point on the East Line of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ that is 426.0 feet South of the Northeast corner thereof, and running thence South 910.0 feet to the Southeast corner of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, thence West on the south line of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ 213.0 feet to the East right-of-way line of Iowa Highway No. 38, thence Northwesterly along said right-of-way 1056.0 feet, thence East 745.0 feet to the place of beginning, and all that part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ lying North and East of Iowa Highway No. 38, all in Section 12, Township 87, North, Range 4, West of the 5th P.M.

PARCEL #3. Real Estate Contract for the sale of the following described property, to-wit (joint tenancy preserved)
Book 2017, page 1727

The legal description as currently known and to which this Real Estate Contract applies is as follows:

The Northeast Quarter (NE ¼) of Northeast Quarter (NE ¼) of Section Fourteen (14) except that part described as commencing at the Southwest (SW) corner of said Northeast Quarter (NE ¼) of Northeast Quarter (NE ¼) and running thence East five hundred fifty eight (558.0) feet, thence Northwesterly (NWly) in a straight line to a point on the West line of said Northeast Quarter (NE ¼) of Northeast Quarter (NE ¼) which is five hundred thirty five (535.0) feet North of said Southwest (SW) corner, thence South to place of beginning, and that part of the Southeast Quarter (SE ¼) of Northeast Quarter (NE ¼) of Section Fourteen (14) described as commencing at the Northeast (NE) corner of said Southeast Quarter (SE ¼) of Northeast Quarter (NE ¼) and running thence West 13.42

chains to a stake on the West bank of the Maquoketa River, thence (Var. 51°20' East) South 44° East 19.75 chains to a stake on the West bank of said river and on the East line of said quarter quarter, thence North 14.06 chains to place of beginning, and the West one-half (W ½) of Northwest Quarter (NW ¼) of Section Thirteen (13) except railroad right of way, and all that part of the Southeast Quarter (SE ¼) of Northwest Quarter (NW ¼) and of Southwest Quarter (SW ¼) of Northeast Quarter (NE ¼) of Section Thirteen (13) described as beginning at a point 50 links South of the Northwest (NW) corner of said Southeast Quarter (SE ¼) of Northwest Quarter (NW ¼) and running thence East 28.30 chains on a line parallel with the North line of said Southeast Quarter (SE ¼) of Northwest Quarter (NW ¼) and Southwest Quarter (SW ¼) of Northeast Quarter (NE ¼), thence (Var. 6°6') South 16° East 10.05 chains, thence South 41° East 5.10 chains, thence South 27° West 5.66 chains, thence North 64° West 10.73 chains, thence North 74° West 2.77 chains, thence North 82° West 3.82 chains, thence North 84° West 4.70 chains, thence North 72° West 2.55 chains, thence North 60° West 2.85 chains, thence North 47° West 4.48 chains, thence North 35° West 5.34 chains, thence North 2.47 chains to point of beginning, except railroad right of way, and all that part of the Southeast Quarter (SE ¼) of Northwest Quarter (NW ¼) of Section Thirteen (13) lying South of railroad right of way, and that part of the Southwest Quarter (SW ¼) of Northeast Quarter (NE ¼) of Section Thirteen (13) described as beginning at the center of said Section (Var. 6°12' East), and running thence East along the South line of said Southwest Quarter (SW ¼) of Northeast Quarter (NE ¼) 9.40 chains, thence North 32°50' East 59 links, thence in a Northwesterly (NWly) direction along the South line of right of way of Chicago, Milwaukee & St. Paul Railroad Company to a point 4.91½ chains North of place of beginning, thence South to place of beginning, all in Township Eighty Seven (87) North, Range Four (4), West of the Fifth (5th) P.M. except that part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Thirteen (13) described as commencing at the Northwest corner of said Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) and running thence East two hundred fifty seven and one-tenth (257.1) feet along the North line of said Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼), thence South thirty three (33) feet to the point of beginning, thence South 3° 22' East two hundred sixty two and one-tenth (262.1) feet, thence North 86° 38' East one hundred sixty six (166) feet, thence South 65° 43' 20" East sixty three and seven-tenths (63.7) feet, thence North 88° 59' 20" East

ninety nine and eight-tenths (99.8) feet, thence North 14° 44' West two hundred eight five and seven-tenths (285.7) feet along the West right-of-way line of Iowa Highway No. 38, thence West two hundred sixty six and three-tenths (266.3) feet to the point of

beginning, and also .95 acre of land described as commencing on the north line of the Northwest Quarter (NW1/4) of the Northeast (NE1/4) of Section 14, T87N, Range 4 West of the 5th p.m. 140 feet west of Northeast corner of said 40-acre tract, running thence east to the Northeast corner of said 40-acre tract, thence South 608 feet, thence Northeasterly in a straight line to place of beginning. The abandoned railroad right of way lying across the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4), the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4), the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4), the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and that part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4), lying outside of the incorporated city of Hopkinton, Iowa, all in Section Thirteen (13), Township Eighty Seven (87) North, Range Four (4), West of the Fifth P.M.

Subject to Restrictions and Mortgages of Record