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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Preparer Information: (name, address and phone number)

Jane E. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (name and complete address)

Joan M. Kerns, 402 Soldiers Ave, Edgewood, Iowa 52042

Return Document To: (name and complete address)

Jane E. Hanson, 401 East Main Street, Manchester, IA 52057

Grantors:

Thomas R. Kerns

Grantees:

Joan M. Kerns

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, Joan M. Kerns, being first duly sworn on oath, depose and state as follows:

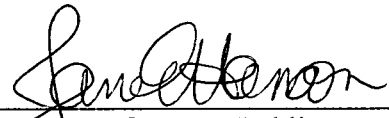
1. I am the surviving spouse of Thomas R. Kerns, who died on November 20, 2018.
2. The following described real estate was owned only by Thomas R. Kerns and this Affiant, as joint tenants with full rights of survivorship at the time of Thomas R. Kerns's death:

Lots 3 and 4 of the Survey and Plat of Kern's Subdivision of Lot 3 and part of Lot 4 of the Subdivision of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) and adjacent Railroad R-O-W Section Two (2) Township Ninety (90) North, Range Five (5), West of the Fifth Principal Meridian Delaware County, Iowa, according to plat recorded in Book 6 Plats, page 129; AND Lot Four (4) of the Subdivision of the North West Quarter of North East Quarter of Section Two (2), Township Ninety (90) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book A Plats, Page 55, except the West 520 feet and the East 90 feet of the West 800 feet of the Subdivision of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Two (2), Township Ninety (90) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book A Plats, Page 55, and further excepting any portion of that part of the Survey and Plat of Kern's Subdivision of Lot 3 and part of Lot 4 of the Subdivision of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) and adjacent Railroad R-O-W Section Two (2) Township Ninety (90) North, Range Five (5), West of the Fifth Principal Meridian Delaware County, Iowa, according to plat recorded in Book 6 Plats, page 129, and further excepting that portion of Lot 4 of the Subdivision of the Northwest Quarter of the Northeast Quarter of Section 2 Township 90 North, Range 5 West of the 5th Principal Meridian, City of Edgewood, Delaware County, Iowa, described as follows: commencing at the Southeast corner of said Lot 4, said corner being a point on the Southwesterly line of the one hundred (100.0) foot wide former right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company in said Northwest Quarter of the Northeast Quarter; thence N 51° 23' 20" W, 16.75 feet along the Northeasterly line of said Lot 4, being also the Southwesterly line of said former right of way to the point of beginning; thence continuing N 51° 23' W 20", 3.49 feet along said Northeasterly line and along said former right of way to the Southerly prolongation of the Westerly line of Fleming Street in Durfey's Addition to Edgewood; thence S 01° 00' 20" E, 2.19 feet along said Southerly prolongation to the Northerly line of the South 10.50 feet of said Lot 4; thence N 89° 47' 38" E, 2.69 feet along said Northerly line to the point of beginning; containing 2.9 square feet., according to plat of survey recorded in Book 6, Page 37, and further excepting the South Ten and a half (10.5) feet of the Lot 4 of the Subdivision of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Two (2), Township Ninety (90) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book A Plats, Page 55

3. Title was conveyed to the surviving spouse and the decedent by Warranty Deed filed on December 30, 1965, with reference number of Book 84, Page 602.
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.


Joan M. Kerns

Signed and sworn to (or affirmed) before me on December 27th, 2018, by Joan M. Kerns.


Signature of Notary Public

