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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: E Michael Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: Teresa M. Thibadeau, 1699 228th Avenue, Manchester, IA 52057

Return Document To: E Michael Carr, 117 S Franklin Street, PO Box 333, Manchester, Iowa 52057

Grantors:

John W. Thibadeau, Jr.

Grantees:

Teresa M. Thibadeau

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, Teresa M. Thibadeau, being first duly sworn on oath, depose and state as follows:

1. I am the surviving spouse of John W. Thibadeau, Jr. a/k/a John William Thibadeau, Jr., who died on December 22, 2022. ,
2. The following described real estate was owned only by John W. Thibadeau, Jr. and this Affiant, as joint tenants with full rights of survivorship at the time of John W. Thibadeau, Jr.'s death:

Lot Two (2) of Block Three (3) in Hoag's Addition to the former town of Oneida as recorded in Book 1 Plats, Page 111, Delaware County Recorder's Office
AND

The South one-half (S½) of Lot Three (3) of Block Three (3) and the South one-half (S½) of Lots Three (3) and Sixteen (16) of Block Two (2), all in Hoag's Addition to the former town of Oneida as recorded in Book 1 Plats, Page 111, Delaware County Recorder's Office
AND

The South twenty five (25) feet of the following described property: That part of Prospect Street lying North of the line extended from the Northeast corner of Lot Two (2), Block Three (3) to the Northwest corner of Lot Seventeen (17), Block Two (2), in the Hoag Addition to the City of Oneida, Iowa, according to the Plat recorded in Book 1 Plats, Page 111, Delaware County Recorder's Office
AND

Parcel D, part of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) and part of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Six (6), Township Eighty-Nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, as described in the Plat of Survey recorded in Book 7 Plats, Page 185, Delaware County Recorder's Office
AND

All that part of Western Avenue in Hoag's Addition to Oneida, Iowa, according to plat recorded in Book 1 Plats, Pages 111-112, lying South and East of a line drawn directly South from the Northwest corner of Lot Two (2), Block Three (3) in said Hoag's Addition and lying West of the West line of Prospect Avenue.
AND

PARCEL G; PART OF PARCEL E, BEING PART OF THE FORMER CHICAGO GREAT WESTERN RAILWAY IN THE SW¼ - SE¼, SEC. 6, T89N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, according to Plat of Survey in Book 2003, Page 5909; containing a total of 1.18 acres, subject to easements of record.
AND

All that part of the CMC Heartland Partners' (the former Chicago, Milwaukee, St. Paul and Pacific Railroad Company corridor) right, title and interest lying in the

South Half (S½) of the Southeast Quarter (SE¼) of Section Six (6), Township Eighty-nine North (T89N) Range Four West (R4W) of the 5th P.M., Delaware County, Iowa, in a strip of land 100 feet in width being 50 feet on either side of the following described centerline:

Beginning at the intersection of the centerline of County highway D-13 and the centerline of the aforementioned Railroad Company's main track; thence

Northerly along a 1909.86 foot radius curve, with a central angle of 19°26'24" a distance of 648.0 feet; thence 315.2 feet along a tangent to the point of termination.

Also, including the 50 foot width property abutting and adjacent to said 100 foot wide strip; excepting from the above parcel all that part lying North of the North line of the right of way of the Chicago Great Western Railway.

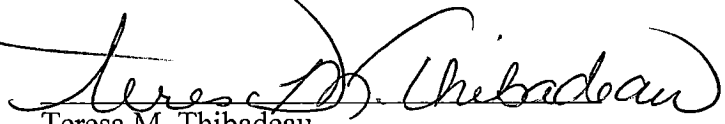
AND

Lot Six hundred fifty four (654) except the North eighty six (86) feet thereof in the City of Manchester, Delaware County, Iowa subject to easements of record

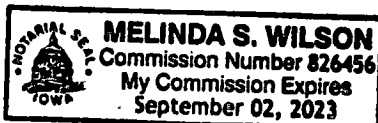
AND

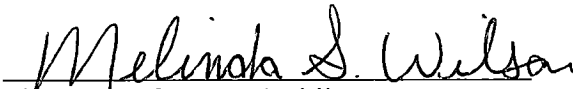
The West 21 feet of Lot 653 except for the Northerly 70 feet thereof, in the City of Manchester, Iowa.

3. Title was conveyed to the surviving spouse and the decedent by Quit Claim Deed filed on June 26, 1996, Book 55, Page 154; Quit Claim Deed filed on June 6, 1996, Book 136, Page 349; Quit Claim Deed filed on September 8, 1992, Book 51, Page 399; Quit Claim Deed filed on January 27, 2004, Book 204, Page 249; Quit Claim Deed filed on March 8, 2005, Book 2005, Page 779; Warranty Deed filed July 3, 2017, Book 2017, Page 1820 and Court Officer Deed filed on July 3, 2017, Book 2017, Page 1821.
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.


Teresa M. Thibadeau

Signed and sworn to (or affirmed) before me on Jan. 20, 2023, by
Teresa M. Thibadeau.




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.