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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

This instrument prepared by and return to:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 278-0623

Mail tax statements to:

TRACY PLATZ AND JENNIFER PLATZ, 14801 Coyote Drive, Urbandale, Iowa 50323

File #43621-24-RFB (rfb)

AFFIDAVIT OF SURVIVING JOINT TENANT FOR CHANGE OF TITLE TO REAL ESTATE

Legal: **Lot 86 in CAMP-O-DELHI, a Subdivision of the Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼) of Section 24, Township 88 North, Range 5, West of the 5th P.M., in Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 78, subject to easements of record**

We, **Jennifer Platz and Tracy E. Platz**, being first duly sworn upon our oaths, do depose and state that we are the surviving joint tenants of **Ryan Platz**, who died on February 15, 2025.

We further state that **Jennifer Platz and Tracy E. Platz** are the sisters of the Decedent; the three joint tenants were siblings.

We further state that the above-described real estate was owned only by **Jennifer Platz, Tracy E. Platz, and Ryan Platz**, all as joint tenants with full rights of survivorship, and not as tenants in common, at the time of the Decedent's death.

The joint tenants took title by deed recorded February 20, 2015 in Book 2015, Page 430.

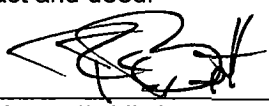

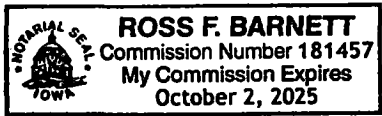
We further state that we know of our own personal knowledge and investigation that the Decedent's Estate was not of sufficient size to incur Federal estate tax because the total assets of the estate are less than the Federal base exclusion amount applicable for the year of death.


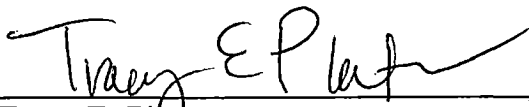
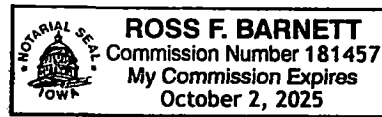
No Iowa inheritance tax is due because the death occurred on or after January 1, 2025.

Title to the real estate is now vested in **Jennifer L. Platz and Tracy E. Platz, as joint tenants with full rights of survivorship and not as tenants in common**. We hereby request that the Auditor enter this information on the transfer books pursuant to Iowa Code § 558.66.

This Affidavit is given pursuant to Title Standard 9.9 to clear any potential cloud to the title of the above-referenced property.

Further these Affiants sayeth naught.

<p>STATE OF IOWA)) SS: COUNTY OF POLK)</p> <p>On this <u>26th</u> day of <u>June</u>, 2025, before me the undersigned, a Notary Public in and for said State, personally appeared Jennifer L. Platz, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.</p> <p> _____ Notary Public in and for said State</p>	<p>Dated: <u>6/26</u>, 2025</p> <p> _____ Jennifer L. Platz</p> <p></p>
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<p>STATE OF IOWA)) SS: COUNTY OF POLK)</p> <p>On this <u>26th</u> day of <u>June</u>, 2025, before me the undersigned, a Notary Public in and for said State, personally appeared Tracy E. Platz, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.</p> <p> _____ Notary Public in and for said State</p>	<p>Dated: <u>6/26</u>, 2025</p> <p> _____ Tracy E. Platz</p> <p></p>
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