

Recorded: 4/24/2026 at 3:04:25.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 995

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

Preparer/Return to:

Todd J. Locher, Locher & Davis PLC, PO Box 7, Farley, IA 52046, Ph: 563-744-3359

Taxpayer Information:

Madonna A. Sellner Estate, c/o Larry Sellner, Executor, 2763 197th St, Earlville, IA 52041

Grantors:

Irvin Sellner a/k/a Irvin L. Sellner

Grantees:

Madonna Sellner a/k/a Madonna A. Sellner

Legal Description:

See Exhibit A attached hereto.

Document or instrument number of previously recorded documents:

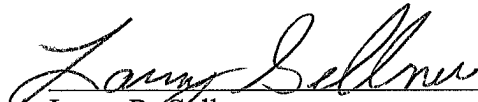


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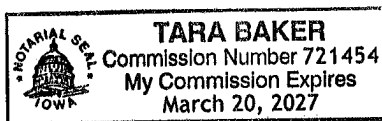
STATE OF IOWA, COUNTY OF DELAWARE, ss:

I, Larry R. Sellner, being first duly sworn on oath, depose and state as follows:

1. Irvin Sellner a/k/a Irvin L. Sellner died on January 3, 2019 survived by his wife, Madonna Sellner a/k/a Madonna A. Sellner. Madonna Sellner died January 21, 2026.
2. I am the son of Irvin Sellner and Madonna Sellner and I have personal knowledge about the information contained herein.
3. Title to all of the real estate described in Exhibit A was established in Irvin L. Sellner and Madonna A. Sellner, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common by Warranty Deed – Joint Tenancy dated November 2, 2015 and filed November 13, 2015 in Book 2015, Page 3103 of the records of Delaware County, Iowa.
4. After the deed referenced in paragraph 3 above was recorded, the legal description of the real estate changed by subsequent plats and deeds.
5. I hereby request that the auditor enter this information on the transfer books pursuant to Section 558.66 of the Iowa Code to show that all real estate owned by Irvin L. Sellner and Madonna A. Sellner is now owned by Madonna A. Sellner.
6. Form 706, United States Estate Tax return, is not required to be filed as a result of the death of the Decedent.
7. An Iowa inheritance tax return is not required to be filed pursuant to Iowa Code Section 450.22 subsection 3.


Larry R. Sellner

Signed and sworn to (or affirmed) before me on April 24, 2026, by Larry R. Sellner.




Signature of Notary Public

EXHIBIT A

Parcel 2018-96 in Part of the Northwest Quarter of the Southeast Quarter of Section 24, Township 89 North, Range 4 West of the 5th P.M., Delaware County, Iowa, according to the Plat of Survey recorded October 10, 2018 in Book 2018, Page 2858 of the records of Delaware County, Iowa; and

Parcel 2026-19 in Part of the Northwest Quarter of the Southeast Quarter of Section 24, Township 89 North, Range 4 West of the 5th P.M., Delaware County, Iowa, according to the Plat of Survey recorded March 17, 2026 in Book 2026, Page 630 of the records of Delaware County, Iowa; and

Parcel 2026-20 in Part of the Southeast Quarter of the Southeast Quarter and Part of the Northeast Quarter of the Southeast Quarter, all in Section 24, Township 89 North, Range 4 West of the 5th P.M., Delaware County, Iowa, according to the Plat of Survey recorded March 17, 2026 in Book 2026, Page 631 of the records of Delaware County, Iowa; and

Parcel 2026-24 in Part of the Southeast Quarter of Section 24, Township 89 North, Range 4 West of the 5th P.M., Delaware County, Iowa, according to the Plat of Survey recorded April 7, 2026 in Book 2026, Page 812 of the records of Delaware County, Iowa; and

Parcel 2026-25 in Part of the North Half of the Southeast Quarter and Part of the Northeast Quarter, all in Section 24, Township 89 North, Range 4 West of the 5th P.M., Delaware County, Iowa, according to the Plat of Survey recorded April 15, 2026 in Book 2026, Book 897 of the records of Delaware County, Iowa.