



Document 2024 1137

Book 2024 Page 1137 Type 03 013 Pages 2

Date 5/28/2024 Time 11:06:05AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

AFFIDAVIT OF DEATH TERMINATING LIFE ESTATE
Recorder's Cover Sheet

Preparer Information: Loren A Nalean, 724 Story St. Suite 401, Boone, IA 50036
Phone: 515-432-8266

Taxpayer Information: Craig N. Downs, 1304 Parkside Drive, Boone, IA 50036

Return Document To: Loren A Nalean, 724 Story St. Suite 401, Boone, IA 50036

Grantors: Yvonne N. Downs

Grantees: Craig N. Downs and Alan R. Downs

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

AFFIDAVIT OF DEATH TERMINATING LIFE ESTATE

STATE OF IOWA, COUNTY OF BOONE, ss:

I, Craig N. Downs, being first duly sworn on oath, depose and state as follows:

1. That I was well and personally acquainted with Yvonne N. Downs and that the said Yvonne N. Downs died on or about May 18, 2024, thereby terminating the LIFE ESTATE held by such Decedent in the following described real estate:

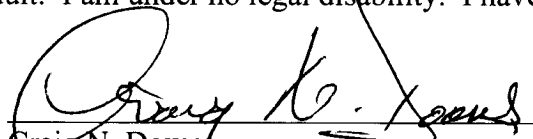
Undivided one-half interest in: The Southeast Quarter of the Northeast Quarter; the North Half of the Southeast Quarter; the North Eight (8) acres of the South Half of the Southeast Quarter; the Southeast Quarter of the Southwest Quarter, and all that part of the East Twenty (20) rods in width of the Northeast Quarter of the Southwest Quarter lying South of Jones Creek and containing 7.50 acres, more or less, all in Section 21, Township 75 North of Range 26, West of the Fifth P.M., Madison County, Iowa.

Undivided one-half interest in: Commencing Twenty (20) rods West of the Northeast corner of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section Twenty-one (21) in Township Seventy-five (75) North of Range Twenty-six (26) West of the 5th P.M., and running thence North to Jones Creek, thence East with the meanderings of said Creek to the East line of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of said Section Twenty-one (21), thence North to the Northeast corner of said last described forty-acre tract, thence West along the forty-acre line eighty (80) rods, thence South fifty-one and one-half (51½) rods, thence East Twenty-eight and one-half (28½) rods, thence South twenty-eight and one-half (28½) rods, thence east to the place of beginning. Also a tract of land described as follows: commencing at the Northwest corner of the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) of Section Twenty-one (21), in Township Seventy-five (75) North of Range Twenty-six (26) West of the 5th P.M., running thence East 12.15 chains, thence South to the South line of said forty-acre tract, thence west on said South line 12.15 chains, thence North to the place of beginning, except that portion lying North of paved County Road G-50.

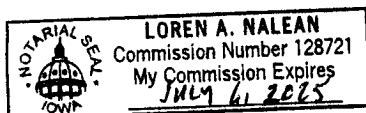
2. Title to the above real estate has passed to Craig N. Downs and Alan R. Downs by virtue of the Last Will and Testament of Charles F. Downs filed in ESPR012557 in the Iowa District Court in and for Madison County.


3. I hereby request that the auditor enter this information on the transfer books.

4. I am a son of Yvonne N. Downs. I am an adult. I am under no legal disability. I have personal knowledge of the facts stated herein.


Craig N. Downs

Signed and sworn to (or affirmed) before me on May 24, 2024, by Craig N. Downs.




Notary Public in and for the State of Iowa