



Document 2025 2110

Book 2025 Page 2110 Type 03 013 Pages 3

Date 8/11/2025 Time 11:25:05AM

Rec Amt \$17.00 Aud Amt \$10.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Glen Bedwell, 2924 Quaker Street, St. Charles, IA 50240

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors:
Garry Dean Bedwell

Grantees:
Glen Bedwell

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____



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

STATE OF IOWA, COUNTY OF MADISON, ss:

I, Glen Bedwell, being first duly sworn on oath, depose and state as follows:

1. I am the surviving joint tenant of Garry Dean Bedwell, who died on July 18, 2025.
2. The following described real estate was owned only by Garry Dean Bedwell and this Affiant, as joint tenants with full rights of survivorship at the time of Garry Dean Bedwell's death:

The South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the West Half (W $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Five (5), and the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the East Half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Eight (8), all in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

3. Title was conveyed to the surviving joint tenant and decedent by instrument filed on January 12, 2017, with reference number in Book 2077 Page 126 of the Recorder's Office of Madison County, Iowa. KB
4. I hereby request that the auditor enter this information on the transfer books pursuant to Section 558.66 of the Iowa Code.
5. The Affiant is the son of the Decedent. (For deaths occurring after July 1, 1997, parents, grandparents, great-grandparents, and other lineal ascendants, children including legally adopted children and biological children entitled to inherit under the laws of Iowa, stepchildren, and grandchildren, great-grandchildren, and other lineal descendants are exempt from Iowa inheritance tax.)
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 section 450.22 subsection 3.


Glen Bedwell

Signed and sworn to (or affirmed) before me on August 7, 2025, by
Glen Bedwell.



Kim Leonard
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.