



Document 2025 2980

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared By: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
Phone: (515) 462-4912
Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067

TITLE STANDARD 9.8 AFFIDAVIT

TO WHOM IT MAY CONCERN:

STATE OF IOWA, MADISON COUNTY, ss:

We, Jane A. Otton, Mary L. Beavers, a/k/a Mary K. Beavers, and Margaret H. Shearer being first duly sworn and under oath depose and state as follows:

1. We are well and truly acquainted with the title to the real estate legally described as:

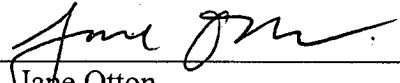
Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Five (5),
Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th
P.M., Madison County, Iowa.
2. Carita A. Kelleher owned and held title to the above-described real estate.
3. The above-described real estate is subject to a Real Estate Contract held by Carita A. Kelleher as Seller with Jane A. Otton, Mary L. Kelleher and Margaret H. Shearer as Buyers, dated June 26, 2001 and filed for record on December 20, 2001 in the Madison County Recorder's Office in Book 2001 at Page 5763.
4. Carita A. Kelleher died July 24, 2019. The Estate of Carita A. Kelleher has not been, and will not be, administered upon.
5. Carita A. Kelleher's spouse, John "Jack" Kelleher died October 10, 1992.
6. Carita A. Kelleher died leaving three (3) surviving children, who are Jane A. Otton, Mary K. Beavers, f/k/a Mary L. Kelleher, and Margaret H. Shearer.
7. No Iowa Inheritance Tax or estate tax was due as a result of the death of Carita A. Kelleher.

8. No Iowa Inheritance Tax or estate tax was due as a result of the death of Carita A. Kelleher. No Federal Estate tax return was required to be filed as the result of her death.

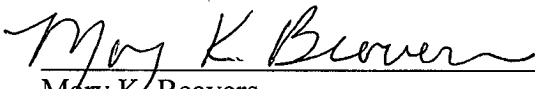
9. Under Iowa Code Section 633.211, the entire distributable estate of Carita A. Kelleher passed upon her death to the Affiants as her surviving children.

10. This Affidavit is made from the personal knowledge of the undersigned who are familiar with said real estate, its titleholders, and its parties in possession; and is for the purpose of confirming title to the above-described real estate under the provisions of Title Standard 9.8.

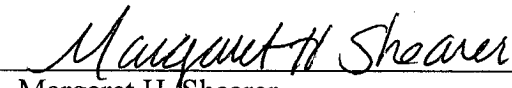
Dated August 14, 2025


Jane Otton

Dated August 14, 2025


Mary K. Beavers

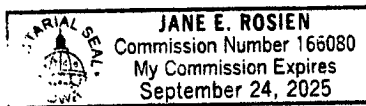
Dated August 14, 2025

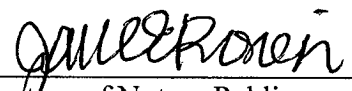

Margaret H. Shearer

STATE OF IOWA

MADISON COUNTY

Signed and sworn to (or affirmed) before me on August 14, 2025, by Jane Otton, Mary K. Beavers and Margaret H. Shearer.




Signature of Notary Public