

BK: 2026 PG: 2131
Recorded: 7/15/2026 at 3:07:16.0 PM
Pages 4
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Preparer Information: Cynthia P. Letsch, 112 NE Ewing Street, Suite D, Grimes, IA 50111,
Tel: 515-986-2810

Taxpayer Information: Beverly Armstrong, 2901 Cedar St., Norwalk, IA 50211

Return Document To: Cynthia P. Letsch, 112 NE Ewing Street, Suite D, Grimes, IA 50111

Grantors:
Virgil Armstrong

Grantees:
Beverly Armstrong

Legal Description: See Page 2

Document or instrument number of previously recorded documents: Book 115, Page 297



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

STATE OF IOWA, COUNTY OF MADISON, ss:

I, Sonya Ackerson, being first duly sworn on oath, depose and state as follows:

1. I am the court appointed Conservator for Beverly Armstrong. Case No. 05911 GCPR022658, in Warren County, Iowa.
2. I have personal knowledge that Beverly Armstrong is the surviving spouse and joint tenant of Virgil Armstrong, who died on August 28, 2020
3. The following described real estate was owned only by Virgil Armstrong and Beverly Armstrong, as joint tenants with full rights of survivorship at the time of Virgil Armstrong's death:

A parcel of land in the NE1/4 of the NW1/4 of Section 2, Township 77 North, Range 26, West of the 5th P.M., described as follows:
Commencing at a point 25 feet South of the NW corner of said parcel, thence South along the West line of said parcel a distance of 626.25 feet, thence East along a line parallel to the North line of said parcel a distance of 208.75 feet, thence North along a line parallel to the West line of said parcel a distance of 626.25 feet, thence West a distance of 208.75 feet to the point of beginning, said parcel containing 3 acres, more or less. All in Madison County, Iowa.

Locally known as: 1012 Wildrose Lane in Van Meter

4. Title was conveyed to the surviving joint tenant and decedent by Quit Claim Deed filed on September 1, 1981, in Book 115, Page 297.
5. I hereby request that the auditor enter this information on the transfer books pursuant to Section 558.66 of the Iowa Code.
6. The Affiant is the Conservator for the Spouse 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.)
7. Form 706, United States Estate Tax return, IS NOT required to be filed as a result of the death of the Decedent.

8. An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsection 3.

Sonya Ackerson
Sonya Ackerson, Conservator for Beverly
Armstrong

Signed and sworn to (or affirmed) before me on July 13th 2026, by
Sonya Ackerson, Conservator for Beverly Armstrong.



Amanda Tuitjer
Signature of Notary Public

IN THE IOWA DISTRICT COURT FOR WARREN COUNTY

IN THE MATTER OF THE

GUARDIANSHIP AND CONSERVATORSHIP OF
BEVERLEY A ARMSTRONG

Case No. 05911 GCPR022658

Letters of Appointment

Docket Event Code: LEAP

KNOW ALL PERSONS BY THESE PRESENTS:

That having been duly appointed and qualified as Conservator of the above entitled matter,

Sonya Ackerson

is vested with all powers authorized by law in the premises.

The powers of the conservator(s) are governed by Iowa Code section 633.642 and the attached order dated
06/08/2026

Original letters issued: 06/08/2026

/s/ Nathaniel / DesigneeClerk of Court/Designee
WARREN County