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Rec Amt \$12.00 Aud Amt \$5.00

DOV# 105

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$120,000⁰⁰

**TRUSTEE WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Trevor Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Toni M. Tindle, 2224 West Summit St., Winterset, IA 50273

Return Document To: Trevor Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Toni M. Tindle as trustee of the Lola M. Hoffman Trust

Grantees: Toni M. Tindle, Connie Barnett and Grace Twilley

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Toni M. Tindle, Trustee of the Lola M. Hoffman Trust, does hereby Convey to Toni M. Tindle, Connie Barnett and Grace Twilley, the following described real estate in Madison County, Iowa:

Lots Nine (9) and Ten (10) in Block Four (4) of Kirkwood's Addition to the Town of Winterset, Madison County, Iowa.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

This deed is exempt according to Iowa Code 428A.2(22).

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

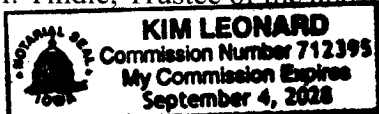
Dated: April 3, 2026

Lola M. Hoffman Trust

By Toni M Tindle
Toni M. Tindle, as Trustee

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on April 3, 2026,
by Toni M. Tindle, Trustee of the above-entitled trust.



Kim Leonard
Signature of Notary Public