



Document 2026 1002

Book 2026 Page 1002 Type 06 009 Pages 2  
Date 4/09/2026 Time 9:46:55AM  
Rec Amt \$12.00

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

**INDIVIDUAL TRUSTEE'S AFFIDAVIT  
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 5027.

**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:**



INDIVIDUAL TRUSTEE'S AFFIDAVIT

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

STATE OF IOWA, COUNTY OF Madison UNION, ss:

I, Toni M. Tindle, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the trustee under the Lola M. Hoffman Trust dated May 28, 2008, to which the above-described real estate was conveyed to the trust by Lola M. Hoffman, pursuant to an instrument recorded August 31, 2012, in the office of the Madison County Recorder in Book 2012, Page 2565.
- 2 I am the presently existing trustee under the Trust and I am authorized to convey real estate without any limitation or qualification whatsoever.
- 3 The Trust is in existence and I, as trustee, am authorized to transfer the interest in the real estate as described in paragraph 2, free and clear of any adverse claims.
- 4 The grantor of the trust is alive.
- 5 Form 706, United States Estate Tax return, **IS NOT** required to be filed as a result of the death of the Grantor.
- 6 An Iowa inheritance tax return is not required to be filed pursuant to section 450.22 subsection 2 and 3.
- 7 The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Toni M Tindle  
Toni M. Tindle, Affiant

Signed and sworn to (or affirmed) before me on April 3, 2020, by Toni M. Tindle.



Kim Leonard  
Signature of Notary Public