



Document 2026 1091

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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

**QUIT CLAIM DEED  
Recorder's Cover Sheet**

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

**Taxpayer Information:** Marlyn J. Tindle Revocable Trust dated April 20, 2026, 2224 W. Summit St., Winterset, IA 50273

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

**Grantors:** Marlyn J. Tindle and Toni M. Tindle

**Grantees:** Marlyn J. Tindle as trustee of Marlyn J. Tindle Revocable Trust dated April 20, 2026

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**QUIT CLAIM DEED**

For the consideration of One Dollar(s) and other valuable consideration, Marlyn J. Tindle and Toni M. Tindle, Husband and Wife, do hereby Quit Claim to Marlyn J. Tindle, Trustee of Marlyn J. Tindle Revocable Trust dated April 20, 2026, all our right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

See attached addendum.

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(21).**

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: April 20, 2026

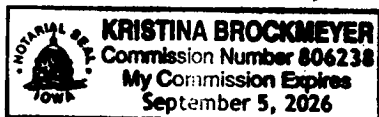
Marlyn J. Tindle  
Marlyn J. Tindle, Grantor

Toni M. Tindle  
Toni M. Tindle, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on April 20, 2026 by Marlyn J. Tindle and Toni M. Tindle.

Kristina Brockmeyer  
Signature of Notary Public



The South Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

AND

Parcel "B" formerly a part of Parcel "A" as shown in Plat of Survey filed in December 7, 2004, in Book 2004, Page 5774, in the Office of the Recorder of Madison County, Iowa, AND Lot One (1) of Luke Subdivision, ALL located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

AND

Parcel "A" located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P M , Madison County, Iowa, more particularly described as follows Commencing at the northwest corner of the Northeast Quarter (1/4) of said Section Two (2), thence on an assumed bearing of North 90°00'00" East along the north line of said Northeast Quarter (1/4) a distance of 417 42 feet, thence South 00°05'00" West 82 50 feet to the south line of Madison County Highway P-71, thence continuing South 00°05'00" West 186 21 feet to the point of beginning, thence North 90°00'00" West 181 78 feet to the east line of U S Highway 169, thence South 05°13'47" West along said east line 473 42 feet, thence North 90°00'00" East 350 42 feet, thence North 00°00'00" East 277 71 feet, thence North 90°00'00" West 125 77 feet, thence North 00°05'00" East 193 74 feet to the point of beginning Said tract contains 3 00 acres EXCEPT, That part of the NE 1/4 of Sec 2-75-28 described as follows Commencing at the northwest corner of the NE 1/4 of said Sec 2, thence on an assumed bearing North 90°00'00" East along the north line of said NE 1/4 a distance of 417 42 feet, thence South 00°05'00" West 82 50 feet to the south line of Madison County Highway P 71, thence continuing South 00°05'00" West 186 21 feet to the point of beginning thence North 90°00'00" West 181 78 feet to the east line of U S Highway 169, thence South 05°13'47" West along said east line 194 55 feet, thence North 90°00'00" East 199 23 feet, thence North 00°05'00" East 193 74 feet to the point of beginning Said tract contains 0 85 acres

AND

**LOT FIVE (5) IN BLOCK SIXTEEN (16) OF WEST ADDITION TO THE TOWN OF WINTERSET, MADISON COUNTY, IOWA**

AND

A parcel of land described as the West 88.0 feet of Lot Eight (8) and the West 88.0 feet of the South 29.0 feet of Lot Seven (7) all in Burger's Four Acre Lot, City of Winterset, Madison County, Iowa

A tract of land commencing at a point 60 feet S. of the NW. Corner of the NE¼ of Section 2, in Twp. 75 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa, and running thence S. 208.71 feet, thence E. 417.42 feet, thence N. 208.71 feet to the S. line of the Public Highway, thence W. on the S. line of said Highway 417.42 feet to the point of beginning, containing 2 acres more or less, except the following described real estate; Commencing at the N¼ Corner of said Section 2, thence S. 60 feet along the W. line of said NE¼ to a point on the S. line of the N. 60 feet of said NE¼, the Point of Beginning; thence continuing S. 208.7 feet along the W. line of said NE¼, thence N. 89°59'E., 235.3 feet; thence N. 4°05'E., 128.7 feet; thence N. 43°42'E, 80.2 feet; thence S. 89°57½'E, 117.5 feet, thence N. 22.5 feet to a point on the S. line of the N. 60 feet of said NE¼; thence S. 89°59' W., 417.4 feet along said S. line to a point on the W. line of Said NE¼, the Point of Beginning; excepting therefrom 0.07 acres, more or less, conveyed to the State of Iowa in fee simple title by virtue of Warranty Deed dated June 16, 1966, filed for record July 14, 1966, and recorded in Book 94, at Page 19 in the Office of the Madison County Recorder; containing 1.19 acres, more or less, of which .10 acres, more or less, is contained within present road easement.

AND

**Lot Two (2) in Block Five (5) of North Addition to the  
Town of Winterset, Madison County, Iowa**