

BK: 2025 PG: 1820
Recorded: 7/16/2025 at 2:09:22.0 PM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**INDIVIDUAL TRUSTEE'S AFFIDAVIT
Recorder's Cover Sheet**

Preparer Information: Jeffrey M. Lamberti, 210 NE Delaware Ave Ste 200, Ankeny, IA 50021, Tel: 515-964-8777

Taxpayer Information: Linda McCoid, 311 North Street W, Winterset, IA 50115

Return Document To: Linda McCoid, 311 North Street W, Winterset, IA 50115

Grantors: Dale A. Wambold, Trustee of the Gwendolyn J. Wambold Revocable Trust dated August 25, 2005

Grantees: Linda McCoid

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Lot "C" of the North Street Townhouse Association Regime in Pitzer and Knight's Addition to the City of Winterset, Madison County, Iowa, AND an undivided interest in the common areas and facilities thereof, as provided in the Townhouse Declaration filed in Book 2001, Page 2018 on May 18, ~~2021~~²⁰⁰¹ in the Office of the Recorder of Madison County, Iowa (and any supplements and amendments thereto).

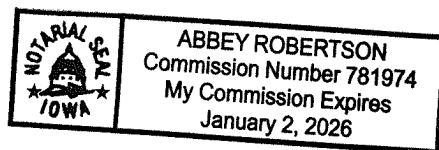
STATE OF IOWA, COUNTY OF Dallas, ss:

I, Dale A. Wambold, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

- 1 I am the trustee under the Gwendolyn J. Wambold Revocable Trust dated August 25, 2005 to which the above-described real estate was conveyed to Gwendolyn J. Wambold as Trustee by Warranty Deed, pursuant to an instrument recorded September 1, 2005, in the office of the Madison County Recorder in Document 2005 4223.
- 2 I am the presently existing trustee under the Trust and I am authorized to convey the 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 deceased.
- 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.

Dale A. Wambold, AFFIANT
Dale A. Wambold, Affiant

Signed and sworn to (or affirmed) before me on July 14, 2025 by Dale A. Wambold.



Abbey Robertson
Signature of Notary Public