



Document 2024 3123

Book 2024 Page 3123 Type 03 001 Pages 7

Date 12/23/2024 Time 1:50:08PM

Rec Amt \$37.00 Aud Amt \$10.00 INDX

Rev Transfer Tax \$2,239.20 ANNO

Rev Stamp# 440 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$ 1,400,000.00

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

Preparer Information: Kyle Weber, 101 ½ W Jefferson, PO Box 230 Winterset, IA 50273,
Tel: 5154623731

Taxpayer Information: VL Prairie, LLC, 2808 Jordan Grove, West Des Moines, IA 50265

Return Document To: Kyle Weber, PO Box 230, Winterset, IA 50273

Grantors: Michael B. James, Kenneth W. James, Anne Marie Jobman, Virginia Mae Kuhn
(f/k/a Virginia Mae James) and as co-trustees of Frederick C. James 2000 Trust

Grantees: VL Prairie, LLC

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, Michael B. James, Kenneth W. James, Anne Marie Jobman, and Virginia Mae Kuhn (f/k/a Virginia Mae James), Co-Trustees of the Frederick C. James 2000 Trust, do hereby Convey to VL Prairie, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Parcel "B" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fifteen (15) and in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-two (22), all in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa, containing 30.00 acres, as shown in Plat of Survey filed in Farm Plat Record 3, Page 507 on November 2, 1999, in the Office of the Recorder of Madison County, Iowa; AND the South Three-Fourths (3/4) of the Northwest Quarter (1/4) of said Section Twenty-two (22); AND Lot Two (2) of Everett Decker Subdivision, located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Fifteen (15); EXCEPT Parcel "D" located in the South Half (1/2) of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-two (22), containing 4.11 acres, as shown in Plat of Survey filed in Book 2016, Page 2435, on August 24, 2016 in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "E" located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-two (22), containing 5.86 acres, as shown in Plat of Survey filed in Book 2016, Page 2435, on August 24, 2016 in the Office of the Recorder of Madison County, Iowa.

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.

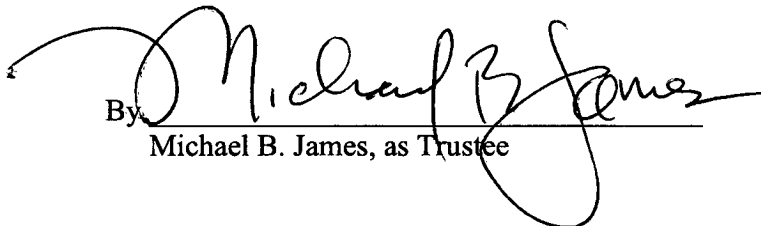
Deed Restrictions: This Conveyance is made subject to the following deed restrictions that shall apply to the South 10 acres of the Southwest Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa:

1. No construction, erection or placement of buildings or structures of any kind.
2. No mining or removal of sand, gravel or any other mineral resource by surface or subsurface means.
3. The described area contains “remnant prairie”, which shall remain free from disturbance, other than that necessary for ecological management including but not limited to, prescribed fire and woody encroachment management.
4. The Grantor hereby appoints the Iowa Natural Heritage Foundation as Agent. Agent shall have the right to renew these deed restrictions pursuant to Section 614.24 of the Code of Iowa.

These deed restrictions are for the benefit and enjoyment of the grantee, the grantor, the grantor's heirs and assigns, and the Iowa Natural Heritage Foundation and shall be deemed to run with the land. The grantee, the grantor, and the grantor's heirs, assigns, and successors shall have the right to renew the restrictions pursuant to Section 614.24 of the Code of Iowa.


Dated: 12/20/24.

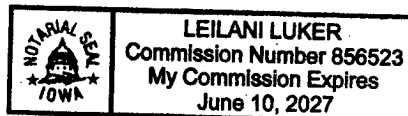
Frederick C. James 2000 Trust, Grantor

By 
Michael B. James, as Trustee

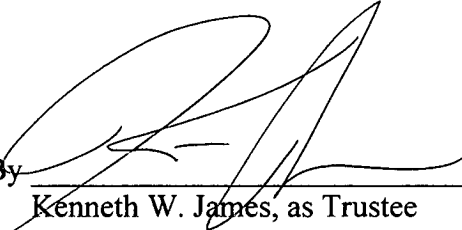
STATE OF Iowa, COUNTY OF POIK

This record was acknowledged before me on 12/18/2024,
by Michael B. James, Trustee of the above-entitled trust.


Signature of Notary Public



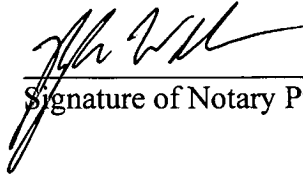
Frederick C. James 2000 Trust, Grantor

By 
Kenneth W. James, as Trustee


STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on December 20, 2024,
by Kenneth W. James, Trustee of the above-entitled trust.



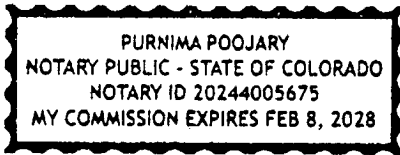

Signature of Notary Public

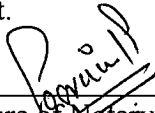
Frederick C. James 2000 Trust, Grantor

By  *as trustee*
Anne Marie Jobman, as Trustee

STATE OF Colorado, COUNTY OF Arapahoe

This record was acknowledged before me on December 18, 2024,
by Anne Marie Jobman, Trustee of the above-entitled trust.




Signature of Notary Public

Frederick C. James 2000 Trust, Grantor

By Virginia Mae Kuhn 12/17/24
Virginia Mae Kuhn, as Trustee

STATE OF Wyoming, COUNTY OF Fremont

This record was acknowledged before me on December 17, 2024
by Virginia Mae Kuhn, Trustee of the above-entitled trust.

Tracy Le Davison
Signature of Notary Public

