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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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

**Preparer Information:** Kyle A. Weber, 101 ½ W Jefferson, PO Box 230, Winterset, IA 50273,  
Tel: (515) 462-3731

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

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

**Grantors:** Michael B. James, Kenneth W. James, Anne Marie Jobman, Virginia Mae Kuhn 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:** .



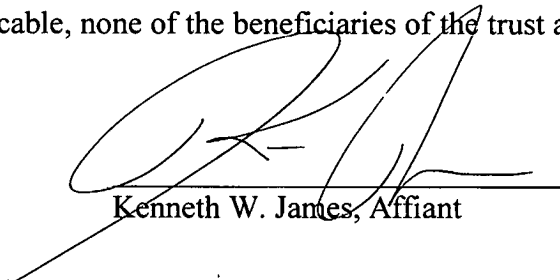
## INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: Parcel "B" located in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Fifteen (15) and in the Northwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) 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 ( $\frac{3}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-two (22); AND Lot Two (2) of Everett Decker Subdivision, located in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Fifteen (15); EXCEPT Parcel "D" located in the South Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) 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 ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) 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.

STATE OF IOWA, COUNTY OF MADISON, ss:

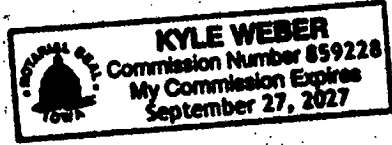
I, Kenneth W. James, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

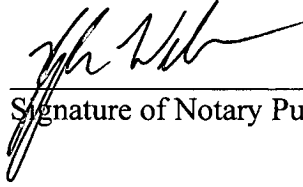
- 1 I am a Co-Trustee under the Frederick C. James 2000 Trust dated May 24, 2022, to which the above-described real estate was conveyed to the trustee by Frederick C. James a/k/a Frederick Case James, pursuant to an instrument recorded July 2, 2020, in the office of the Madison County Recorder in Book 2020, Page 2362.
- 2 I am a presently existing Co-Trustee under the Trust and I am authorized to sell real estate without any limitation or qualification whatsoever.
- 3 The Trust is in existence and I, as co-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 not alive.
- 5 Form 706, United States Estate Tax return, **has been** 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.

  
Kenneth W. James, Affiant

STATE OF IOWA, COUNTY OF MADISON

Signed and sworn to (or affirmed) before me on December 20, 2024 by Kenneth W. James.



  
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Signature of Notary Public