



Document 2024 3125

Book 2024 Page 3125 Type 06 009 Pages 2  
Date 12/23/2024 Time 1:51:40PM  
Rec Amt \$12.00

INDX  
ANNO  
SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**PURCHASER'S AFFIDAVIT**  
**Recorder's Cover Sheet**

4

**Preparer Information:** Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Tel:  
5154623731

**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:**



**PURCHASER'S AFFIDAVIT**  
(For use with property purchased from an inter vivos trust)

RE: 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.

STATE OF IOWA, MADISON COUNTY, ss:

I, William Van Lent, Manager of VL Prairie, LLC, being first duly sworn (or affirmed) under oath depose and state that I am one of the purchasers of the real estate described above. The purchaser has relied upon the Affidavit dated December 20, 2024, from Kenneth W. James, trustee of the Frederick C. James 2000 Trust. The purchaser has no notice or knowledge of any adverse claims arising out of the execution and recording of the deed from the trustee. This Affidavit is given to establish reliance on the Affidavit referred to above for all purposes contemplated under Iowa Code Section 614.14.

Dated 12-20-2024

William Van Lent, Manager of VL Prairie, LLC, Affiant

Signed and sworn to (or affirmed) before me on December 20, 2024 by William Van Lent, Manager of VL Prairie, LLC.



Signature of Notary Public