

BK: 2025 PG: 247

Recorded: 1/28/2025 at 1:21:26.0 PM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$0.00

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

Return Document To: Stephanie L. Brick Drey, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266  
Preparer Information: Stephanie L. Brick Drey, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266, (515) 274-1450  
Address Tax Statement: Joshua and Andrea James, Co-Trustees, 4119 138<sup>th</sup> Street, Urbandale, IA 50323

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### WARRANTY DEED

For the consideration of No Dollar(s) and other valuable consideration, Joshua A. James and Andrea M. James, husband and wife ("Grantors"), do hereby convey an undivided one-half interest to Joshua A. James and Andrea M. James, Co-Trustees of The Joshua A. James Revocable Trust UAD January 21, 2025 and an undivided one-half interest to Andrea M. James and Joshua A. James Co-Trustees of The Andrea M. James Revocable Trust UAD January 21, 2025 (collectively "Grantees") the following described real estate in Madison County, Iowa:

Parcel "A" located in the East Half (1/2) of the Northwest Quarter (1/4) and in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 32.206 acres, as shown in Plat of Survey filed in Plat Book 2, Page 723 on October 2, 1996, in the Office of the Recorder of Madison County, Iowa.


EXEMPT TRANSACTION - NO CONSIDERATION. This deed is exempt according to Iowa Code 428A.2(21).

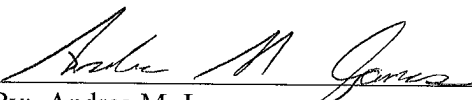
Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. 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: January 21, 2025.

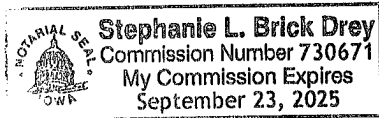
"Grantors"

  
By: Joshua A. James

  
By: Andrea M. James

STATE OF IOWA, COUNTY OF DALLAS:

This record was acknowledged before me on January 21, 2025, by Joshua A. James and Andrea M. James, husband and wife.



*Stephanie L. Brick Drey*  
Notary Public in and for said State and County