



Document 2025 292

Book 2025 Page 292 Type 03 001 Pages 6

Date 1/31/2025 Time 11:19:08AM

Rec Amt \$32.00 Aud Amt \$5.00

Rev Transfer Tax \$343.20

Rev Stamp# 44 DOV# 50

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$215,000.00

**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:** Jason Robert Hall and Jennifer Anne Hall, 1311 W Court, Winterset,  
IA 50273

**Return Document To:** Jason Robert Hall and Jennifer Anne Hall, 1311 W Court, 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:** Jason Robert Hall and Jennifer Anne Hall

**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 Jason Robert Hall and Jennifer Anne Hall, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

**Parcel "C" located in the Northwest Quarter (¼) of the Southeast Quarter (¼) and in the Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Seven (7), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 27.68 acres, more or less, as shown in Plat of Survey filed in Book 2017, Page 4014 on December 22, 2017, in the Office of the Recorder of Madison County, Iowa.**

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

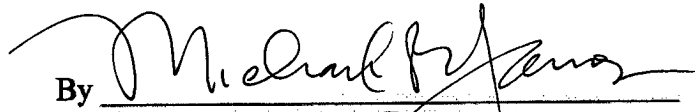
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: \_\_\_\_\_

1/30/25

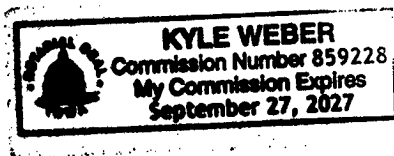
Frederick C. James 2000 Trust, Grantor

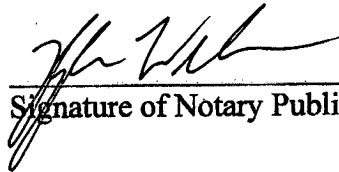
By

  
Michael B. James, as Trustee


STATE OF Iowa, COUNTY OF Madison

This record was acknowledged before me on January 30, 2025,  
by Michael B. James, Trustee of the above-entitled trust.



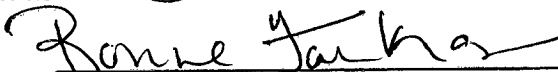
  
Signature of Notary Public

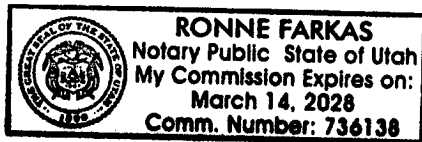
Frederick C. James 2000 Trust, Grantor

By   
Kenneth W. James, as Trustee


STATE OF Utah, COUNTY OF Davis

This record was acknowledged before me on January 29, 2025  
by Kenneth W. James, Trustee of the above-entitled trust.

  
Signature of Notary Public

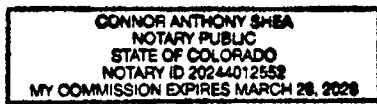



Frederick C. James 2000 Trust, Grantor

By  as trustee  
Anne Marie Jobman, as Trustee

STATE OF Colorado, COUNTY OF Arapahoe

This record was acknowledged before me on January 28th, 2023,  
by Anne Marie Jobman, Trustee of the above-entitled trust.



 Connor Anthony Shea  
Signature of Notary Public

Frederick C. James 2000 Trust, Grantor

By Virginia Kuhn  
Virginia Mae Kuhn, as Trustee

STATE OF Wyoming COUNTY OF Fremont

This record was acknowledged before me on January 23, 2025,  
by Virginia Mae Kuhn, Trustee of the above-entitled trust.

Caitlyn Branson  
Signature of Notary Public

