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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**ESCROW FOR DEED AND ABSTRACT  
Recorder's Cover Sheet**

**Preparer Information:** Matthew C Hanson, 103 S Main St., Lenox, IA 50851, Phone: (641) 333-2283

**Taxpayer Information:** Kenneth Williamson and Nicole Williamson, 2869 280<sup>th</sup> Trl, St Charles, IA 50240

**Return Document To:** Matthew C Hanson, 103 S Main St., Lenox, IA 50851

**Grantors:** John A. Cook and Jonell L. Cook, Trustees of the J & J Cook Living Trust dated November 29, 2017

**Grantees:** Kenneth Williamson and Nicole Williamson

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## ESCROW FOR DEED AND ABSTRACT

TO: MATTHEW C. HANSON, ESCROW AGENT:

We/I hereby deliver to you in escrow the following legal documents and papers:

Warranty Deed dated on 6/25/25

for the following described real property, to-wit:

Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section Four (4) and the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section Five (5), all in Township Seventy-five (75) North, Range Twenty-six (26), West of the 5<sup>th</sup> P.M., Madison County, Iowa

from the undersigned Seller(s) to the undersigned Buyer(s).

Abstract of Title for real estate above described, continued to date of \_\_\_\_\_ and approved by the Buyer(s).

Real estate Contract hereinafter referred to for the sale of said real estate (original or exact reproduction).

Other, specify:

All, except the real estate contract is for delivery to said grantees **when and only when** said contract between said Sellers and Buyers is fully performed.

The delivery of this deed and abstract is a completed delivery and unconditional, absolute and irrevocable except under the conditions following:

- a) Forfeiture or foreclosure of the contract as provided by law.
- b) Other devolution of the title or interest in said property, or change in the legal status of some of the parties which makes the escrowed deed useless.
- c) All parties **or successors in interest** give the escrow agent specific directions in writing canceling this escrow agreement or modifying its terms.
- d) An adjudication by any court of competent jurisdiction ordering a variance in the original terms of the escrow agreement or ordering its cancellation.

In the event of (a) (b) (c) or (d) above, the escrow shall be considered terminated and, unless otherwise ordered by the court as in (d) above or directed by the agreement of the parties as in (c) above, the escrowed papers and documents shall be returned to the Sellers, or their successors in interest, whereupon the duties of the Escrow Agent are terminated.

If the Buyers fully perform and are, at the time of such performance, entitled to the documents as a part of their chain of title, the Escrow Agent shall deliver same to Buyers. This authority shall include a delivery of said papers to a transferee authorized in writing by the Buyers.

Information in writing to Escrow Agent by either the Sellers or their representative that the Real Estate Contract is paid in full shall be complete and sufficient authority to deliver said documents to the Buyers.

The Escrow Agent shall have no responsibility whatever to see that Buyers and Sellers perform any of the terms of said contract between them, nor keep in force any insurance. Responsibility is limited to effecting the transfer of said papers and documents as herein expressly

directed and agreed.

All parties shall share any reasonable expense of the Escrow Agent for services, legal or otherwise, necessarily incurred in carrying out his duties as such.

This escrow, power, authority, and direction may similarly be used by any and all members of your firm or successors thereof. You may at any time discharge your responsibility to the sellers and buyers or their respective successors in interest, by 10 days actual notice to them, or written notice addressed to their last known address, of your election to do so. Your responsibility will terminate upon delivery of the papers to any successor escrow agent then designated by the parties or, in default of such designation, by return of the papers to the party depositing them.

Dated at Lewis IA, on 6-25-25



John A. Cook, Trustee of the J & J Cook Living Trust dated November 29, 2017, Seller



Jonell L. Cook, Trustee of the J & J Cook Living Trust dated November 29, 2017, Seller

STATE OF Iowa, COUNTY OF Taylor

This record was acknowledged before me on 6/25/25, by John A. Cook and Jonell L. Cook, Trustees of the J & J Cook Living Trust dated November 29, 2017.



Signature of Notary Public



Kenneth Williamson  
Kenneth Williamson, Buyer

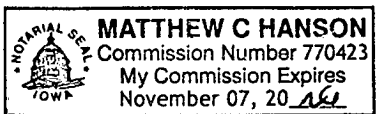
Nicole Williamson  
Nicole Williamson, Buyer

STATE OF Iowa, COUNTY OF Taylor

This record was acknowledged before me on 6/25/25,  
by Kenneth Williamson and Nicole Williamson,  
husband and wife.

[Signature]

Signature of Notary Public



**RECEIPT**

The undersigned hereby acknowledge(s) receipt of the above-described legal documents as above designated, agree(s) to act as Escrow Agent for said transaction and to perform pursuant to instruction as above directed.

Dated at Lewistown, IA, on 6/25/25

Law Firm: Wilson, Hanson & Associates, P.C.

By: [Signature]

Matthew C. Hanson, Escrow Agent