



Document 2025 293

Book 2025 Page 293 Type 06 009 Pages 2

Date 1/31/2025 Time 11:21:54AM

Rec Amt \$12.00

INDX
ANNO
SCAN

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: Frederick C. James 2000 Trust, 29 Homac Road, Lander, WY 82520

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: Jason Robert Hall and Jennifer Anne Hall

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



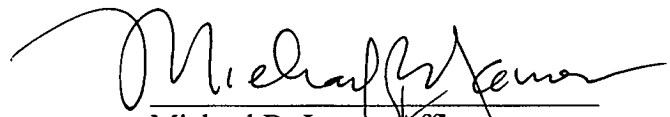
INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: 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 5th 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.

STATE OF IOWA, COUNTY OF MADISON, ss:

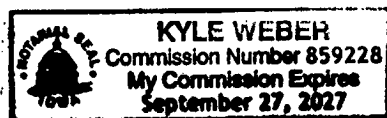
I, Michael B. James, being first duly sworn (or affirmed) under oath, state of my personal knowledge that:

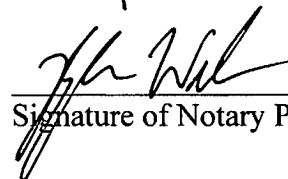
- 1 I am a Co-Trustee under the Frederick C. James 2000 Trust dated May 24, 2022, to which the above-described real estate was conveyed to the trustee by Frederick C. James a/k/a Frederick Case James, pursuant to an instrument recorded July 2, 2020, in the office of the Madison County Recorder in Book 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.


Michael B. James, Affiant

STATE OF IOWA, COUNTY OF MADISON

Signed and sworn to (or affirmed) before me on January 30, 2025
by Michael B. James.




Signature of Notary Public