

BK: 2024 PG: 895
Recorded: 4/29/2024 at 12:09:06.0 PM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information: David M. Repp, 801 Grand Ave., Suite 3700, Des Moines, IA 50309,
Phone: 515-244-2600

Taxpayer Information: Karen Irene Costanzo, 5120 Wistful Vista Drive, West Des Moines, IA
50265

Return Document To: David M. Repp, 801 Grand Ave., Suite 3700, Des Moines, IA 50309

Grantors: Estate of Dorothy Kopaska

Grantees: Karen Irene Costanzo

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF
The Estate of Dorothy Kopaska,

now pending in the Iowa District Court in and for Adair County. Case No. ESPR009755

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Conveys to KAREN IRENE COSTANZO, a married person, the following described real estate in Madison County, Iowa:

The East Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Thirty-five (35), and the Northwest Quarter (frl.NW $\frac{1}{4}$) of Section Thirty-six (36), except the follow described tract of land, to wit: Beginning at the North Quarter corner of said Section Thirty-six (36), thence South 1060.6 feet along the East line of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-six (36), thence North 89°34' West 1127.3 feet, thence North 11°50' West 585.9 feet, thence North 28°15' East 287.0 feet, thence North 89°58' East 829.3 feet, thence North 51°23' East 361.0 feet to the point of beginning, said tract containing 23.3 acres, more or less, all in Township Seventy-seven (77) North, Range Twenty-eight (28), West of the 5th P.M., subject to existing easements of record, reservations in United State and State patents and the rights of the public in all highways.

This transfer is exempt from tax pursuant to Iowa Code Section 428A.2(20) as a distribution to an heir at law or a devisee under a will..

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.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neutral gender, according to the context.

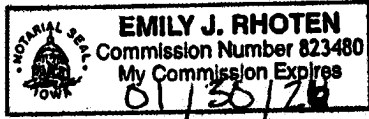
Dated: _____


By: _____

Karen I. Costanzo
Karen Irene Costanzo, Executor of the
Estate of Dorothy Kopaska

STATE OF IOWA, COUNTY OF GUTHRIE

This record was acknowledged before me on 4/24, 2024, by Karen Irene Costanzo, Executor of the Estate of Dorothy Kopaska.




Signature of Notary Public