

BK: 2024 PG: 896  
Recorded: 4/29/2024 at 12:09:23.0 PM  
Pages 6  
County Recording Fee: \$42.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$45.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**TRUSTEE WARRANTY 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:** William Carl Kopaska, 523 S Main Street, Stuart, IA 50250

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

**Grantors:** Carroll W. Kopaska, Colleen E. Stiles (f/k/a Colleen E. Ross), William C. Kopaska,  
and Karen I. Costanzo, as Trustees of the Earnest A Kopaska Trust

**Grantees:** William Carl Kopaska

**Legal Description:** See Page 2

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



## TRUSTEE WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, CARROLL W. KOPASKA, COLLEEN E. STILES (F/K/A COLLEEN E. ROSS), WILLIAM C. KOPASKA, AND KAREN I. COSTANZO, AS TRUSTEES OF THE EARNEST A KOPASKA TRUST, hereby Conveys to WILLIAM CARL KOPASKA, a single person, the following described real estate in Madison County, Iowa:

The West Fractional Half (Wfr $\frac{1}{2}$ ), and the West Half (W $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Six (6), in Township Seventy-Six (76) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa,

**AND**

Parcel "A", located in the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Thirty-One (31), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 4.069 acres, as shown in Plat of Survey filed in Book 3, Page 648 on November 28, 2000, in the Office of the Recorder of Madison County, Iowa,

**AND**

The Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Six (6), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa

**EXCEPT** Parcel "A" located in the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section Six (6), containing 4.327 acres, as shown in Plat of Survey filed in Book 3, Page 649 on November 28, 2000, in the Office of the Recorder of Madison County, Iowa **AND EXCEPT** Parcel "B", located in the Northwest Fractional Quarter (NWfr $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of said section Six (6), containing 4.541 acres, as shown in Plat of Survey filed in Book 2007, Page 4205 on November 20, 2007, 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. **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.**

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.

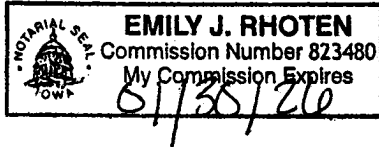
The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the Trustees to the grantees is effective and rightful; and that the Trustees know of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Dated: 4-24-2024.

By: William C. Kopaska  
William C. Kopaska, Trustee of the  
Earnest A. Kopaska Trust

STATE OF IOWA, COUNTY OF Guthrie  
Hell Creek <sup>EL</sup>

This record was acknowledged before me on 4/24/24, 2024, by William C. Kopaska, Trustee of the Earnest A. Kopaska Trust.



Emily J. Rhoten  
Signature of Notary Public

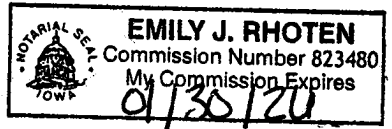
Dated: 4-24-2024

By: Karen I. Costanzo  
Karen I. Costanzo, Trustee of the Earnest  
A. Kopaska Trust

STATE OF IOWA, COUNTY OF Guthrie

This record was acknowledged before me on 4/24/24, 2024, by Karen I. Costanzo, Trustee of the Earnest A. Kopaska Trust.

Emily J. Rhoten  
Signature of Notary Public

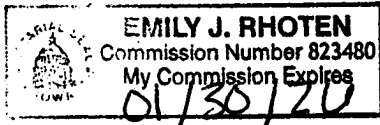


Dated: 4-24-24.

By: *Carroll W. Kopaska*  
Carroll W. Kopaska, Trustee of the Earnest  
A. Kopaska Trust

STATE OF IOWA, COUNTY OF Guthrie

This record was acknowledged before me on 4/24/24, 2024, by Carroll W.  
Kopaska, Trustee of the Earnest A. Kopaska Trust.



*Emily J. Rhoten*  
Signature of Notary Public

Dated: 4-24-2024.

By: Colleen E Stiles, Trustee  
Colleen E. Stiles, Trustee of the Earnest A.  
Kopaska Trust

STATE OF IOWA, COUNTY OF Lutherie

This record was acknowledged before me on 4/24/24, 2024, by Colleen E. Stiles, Trustee of the Earnest A. Kopaska Trust.

Emily J. Rhoten  
Signature of Notary Public

