

BK: 2024 PG: 898  
Recorded: 4/29/2024 at 12:09:58.0 PM  
Pages 3  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**PURCHASER'S AFFIDAVIT**  
**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:**



## PURCHASER'S AFFIDAVIT

RE: See Attachment A

STATE OF IOWA, Guthrie COUNTY, ss:

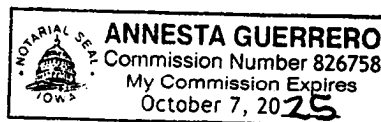
I, WILLIAM CARL KOPASKA, being first duly sworn (or affirmed) under oath depose and state that I am the purchaser of the real estate described above. The purchaser has relied upon the Affidavit dated April 24, 2024, from Carroll W. Kopaska, Colleen E. Stiles, William C. Kopaska, and Karen I. Costanzo, Trustees of the Earnest A. Kopaska Trust. The purchaser has no notice or knowledge of any adverse claims arising out of the execution and recording of the deed from the Trustee. This Affidavit is given to establish reliance on the Affidavit referred to above for all purposes contemplated under Iowa Code Section 614.14.

Dated 4-24-2024.

William C Kopaska  
William Carl Kopaska, Affiant

Signed and sworn to (or affirmed) before me on April 24, 2024,  
by William Carl Kopaska.

Annesta Guerrero  
Signature of Notary Public



## ATTACHMENT A

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.