

BK: 2024 PG: 899
Recorded: 4/29/2024 at 12:10:15.0 PM
Pages 7
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$40.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**INDIVIDUAL TRUSTEE'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:



INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: See Attachment A

STATE OF IOWA, COUNTY OF Guthrie, ss:

We, Carroll W. Kopaska, Colleen E. Stiles (f/k/a Colleen E. Ross), William C. Kopaska, and Karen I. Costanzo, being first duly sworn (or affirmed) under oath, state of our personal knowledge that:

1. We are the Trustees under the Earnest A. Kopaska Trust created under the Last Will and Testament of Earnest A. Kopaska dated November 29, 2010, to which the above-described real estate was conveyed to the Trustees by a Certificate of Change of Title, recorded March 8, 2023, in the office of the Madison County Recorder in Book 2023, Page 470.

2. We are the presently existing Trustees under the Trust and we are authorized to transfer without any limitation or qualification whatsoever.

3. The Trust is in existence and we, as trustees, are 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, is not required to be filed as a result of the death of the grantor.

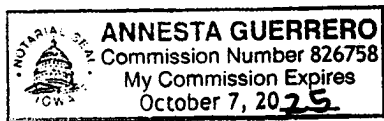
6. An Iowa Inheritance Tax Return is not required to be filed pursuant to 450.22 subsection 2 and 3.

SIGNATURE PAGES TO FOLLOW

Dated: 4-24-2024
By: Karen I. Costanzo
Karen I. Costanzo, Trustee of the Earnest
A. Kopaska Trust

STATE OF IOWA, COUNTY OF Luttrell

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



Annesta Guerrero
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 April 24, 2024, by Carroll W.
Kopaska, Trustee of the Earnest A. Kopaska Trust.

Annette Guerkens
Signature of Notary Public

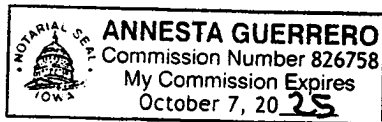
Dated: 4-24-2024.

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

STATE OF IOWA, COUNTY OF GUTHRIE

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

Annesta Guerrero
Signature of Notary Public

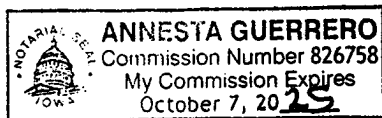


Dated: 4-24-2024.

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

STATE OF IOWA, COUNTY OF GUTHRIE

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



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 5th 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 5th 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 5th 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.