

COMPUTER
RECORDED
COMPARED

REC \$ 10.00
AUD \$ 5.00
R.M.F. \$ 1.00

REAL ESTATE TRANSFER	
TAX PAID <u>42</u>	
STAMP #	
\$ <u>15.20</u>	
<u>Michelle Utsler</u>	
RECORDER	
<u>1/19/94</u>	
DATE	COUNTY

FILED NO. 1917

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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

WARRANTY DEED

For the Consideration of one dollar and other valuable consideration in hand paid **EARNEST A. KOPASKA and DOROTHY D. KOPASKA**, husband and wife, do hereby convey unto **ORVAL L. AUTEN and KATHERINE E. AUTEN**, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in **MADISON** County, Iowa:

Parcel A in the Northwest Fractional Quarter (NW Frac. 1/4) of the Northwest Quarter (NW1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., also known as;

A parcel of land in the Northwest Fractional Quarter (NW Frac. 1/4) of the Northwest Quarter (NW1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Northwest Corner of Section Seven (7), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; thence, along the North line of the Northwest Quarter (NW1/4) of Section Seven (7), North 90°00'00" East, 527.00 feet; thence South 00°50'55" West, 585.58 feet; thence South 90°00'00" West, 526.98 feet to the West line of said Northwest Quarter (NW1/4); thence North 00°50'47" East, 585.58 feet to the point of beginning. Said parcel of land contains 7.084 Acres including 0.985 Acres of County Road Right of Way.

The conveyance of this real property is subject to and together with any and all easements, covenants and restrictions apparent or of record.

Sellers reserve unto themselves and their successors and assigns all existing tile lines and tile line outlets which cross the above described parcel line approximately 100 feet to 120 feet South from the Northeast corner thereof and extend approximately 50 feet or more generally West therefrom, together with the right to continue the current use of said tile lines and outlet and also the right of ingress and egress across the above described parcel for the purpose of maintenance, repair or reconstruction thereof. Sellers reserve the right to construct a protective fence around said tile lines or outlets if needed to protect the same.

Grantors do Hereby Covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that they have 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.

Grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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

Signed this 7th day of September, 1993.

Ernest A. Kopaska
Ernest A. Kopaska

Dorothy D. Kopaska
Dorothy D. Kopaska

STATE OF IOWA :
 :SS-
GUTHRIE COUNTY :

On this 7th day of September, 1993, before me, the undersigned, a Notary Public in and for said state, personally appeared EARNEST A. KOPASKA and DOROTHY D. KOPASKA, husband and wife, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

William E. Bump
WILLIAM E. BUMP, Notary Public
in and for said State and County

