

Document 2007 4575

Book 2007 Page 4575 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$127.20

Rev Stamp# 468 DOV# 480

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON IOWA

CHEK



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jeffrey N. Bump, Bump & Bump Law Firm, P.O. Box 127, Panora, Iowa 50216; 641-755-2131

180,000.00

Taxpayer Information: (Name and complete address)

Earnest Kopaska
3388 - 150th Street
Dexter, Iowa 50070

✓ **Return Document To:** (Name and complete address)

Bump Law Firm
P.O. Box 127
Panora, Iowa 50216

Grantors:

Dennis Hall

Grantees:

Earnest Kopaska

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One
Dollar(s) and other valuable consideration,
Dennis Hall, single,

do hereby Convey to
Earnest Kopaska, married,

the following described real estate in Madison County, Iowa:

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 4.372 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, subject to and together with any and all easements, restrictions and covenants of record.

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; and 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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF Iowa
COUNTY OF Dallas

Dated: 12-24-2007

This instrument was acknowledged before me on 12-24, 2007 by Dennis Hall, single.

Dennis Hall
Dennis Hall (Grantor)

Betty L. Halsted, Notary Public

(Grantor)



(Grantor)

(Grantor)

(This form of acknowledgment for individual grantor(s) only)