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AUD \$ 15.00
R.M.F. \$ 1.00

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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 also known as EARNEST KOPASKA and DOROTHY D. KOPASKA also known as DOROTHY KOPASKA*, husband and wife do hereby convey unto *DOROTHY D. KOPASKA*, a married individual of Dexter, Iowa, the following described real estate in **MADISON** County, Iowa:

The North 116.8 acres of the Fractional Northwest Quarter (NW1/4) of Section Seven (7), except Parcel A of the Northwest fractional Quarter of the Northwest Quarter (NW1/4NW1/4), all in Section Seven (7), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M.;

and

The East Half of the Northeast Quarter (E1/2NE1/4) of Section Thirty-five (35), and the Northwest Quarter (NW1/4) of Section Thirty-six (36), except the following described tract of land, to wit: Beginning at the North Quarter corner of said Section Thirty-six (36), thence South 1060.6 feet along the East line of the Northwest Quarter (NW1/4) of Section Thirty-six (36), thence North 89°34' West 1127.3 feet, thence North 11°50' West 585.9 feet, thence North 28°15' East 287.0 feet, thence North 89°58' East 829.3 feet, thence North 51°23' East 361.0 feet to the point of beginning, said tract containing 23.3 acres, more or less, all in Township Seventy-seven (77) North, Range Twenty-eight (28), West of the 5th P.M., subject to existing easements of record, reservations in United States and State patents and the rights of the public in all highways.

Grantors do Hereby Covenant with Grantee, 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 21st day of January, 1994.



Earnest A. Kopaska
Earnest A. Kopaska

Dorothy D. Kopaska
Dorothy D. Kopaska

THIS IS AN EXEMPT TRANSACTION BETWEEN HUSBAND AND WIFE

STATE OF IOWA : :SS-

GUTHRIE COUNTY :

On this 21st day of January, 1994, 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 persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Penny S. Marsh
PENNY S. MARSH Notary Public
in and for said State and County