

FILED NO. 2511

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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPALED

REC 5 ⁰⁰
AUD 5 ⁰⁰
R.M.F. 1 ⁰⁰

WARRANTY DEED

For the Consideration of one dollar and other valuable consideration in hand paid **EARNEST A. KOPASKA and DOROTHY D. KOPASKA also known as DOROTHY KOPASKA**, husband and wife do hereby convey unto **EARNEST A. KOPASKA**, a married individual of Dexter, Iowa, the following described real estate in **MADISON** County, Iowa:

The West Fraction Half (Wfr1/2) and the West Half (W1/2) of the Southeast Quarter (SE1/4), and the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4), of Section Six (6), in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, all of which shall be subject to and together with any and all easements, covenants and restrictions, apparent or of record;

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.

Jenny S. Marsh
JENNY S. MARSH Notary Public
in and for said State and County