



Document 2011 2761

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Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$127.20  
Rev Stamp# 300

INDX ✓  
ANNO ✓  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

Preparer Information William E. Bump, 111 NW 2nd Street, Stuart, Iowa 50250, (515) 523-2843

Individual's Name Street Address City Phone

\$ 80,000.00 Address Tax Statement : Martin W. Sullivan  
15835 Hawthorn Drive, Clive, Iowa 50325

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED - JOINT TENANCY

For the consideration of One  
Dollar(s) and other valuable consideration,  
Ernest A. Kopaska and Dorothy D. Kopaska, husband and wife

do hereby Convey to  
Martin W. Sullivan and Kimberly S. Sullivan, 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:

The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Six (6), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, subject to easements of record.

This Deed is executed and delivered by Grantors in full satisfaction of the Real Estate Contract filed in the Office of the Madison County Recorder on the 12 day of ~~December~~ MARCH, ~~2003~~ 2004 in Book 2004 at Page 1094. The covenants contained in said Real Estate Contract shall survive the filing of this Deed.

Notwithstanding any express or implied warranties contained herein, Grantors herein make no express or implied warranties as to the title subsequent to the date of the above contract.

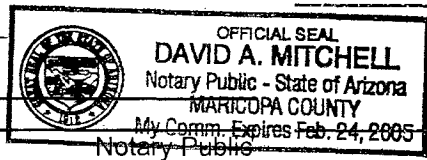
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 ARIZONA, Dated: 12-18-03  
MARICOPA COUNTY, ss: Ernest A. Kopaska

On this 18 day of December, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Ernest A. Kopaska and Dorothy D. Kopaska, husband and wife  
Dorothy D. Kopaska

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.  
DAVID A. MITCHELL



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