

BK: 2024 PG: 897  
Recorded: 4/29/2024 at 12:09:41.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**COURT OFFICER DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** David M. Repp, 801 Grand Ave., Suite 3700, Des Moines, IA 50309,  
Phone: 515-244-2600

**Taxpayer Information:** Colleen Elizabeth Stiles, PO Box 217, Dexter, IA 50070

**Return Document To:** David M. Repp, 801 Grand Ave., Suite 3700, Des Moines, IA 50309

**Grantors:** Estate of Dorothy Kopaska

**Grantees:** Colleen E. Stiles Revocable Trust dated September 28, 2022

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## COURT OFFICER DEED

IN THE MATTER OF  
The Estate of Dorothy Kopaska,

now pending in the Iowa District Court in and for Adair County. Case No. ESPR009755

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Conveys to the COLLEEN E. STILES REVOCABLE TRUST DATED SEPTEMBER 28, 2022, the following described real estate in Madison County, Iowa:

The North 116.8 acres of the Fractional Northwest Quarter (NW ¼) of Section Seven (7), except Parcel A of the Northwest fractional Quarter of the Northwest Quarter (NWfrl¼ NW ¼), all in Section Seven (7), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement. **This transfer is exempt from tax pursuant to Iowa Code Section 428A.2(20) as a distribution to an heir at law or a devisee under a will.**

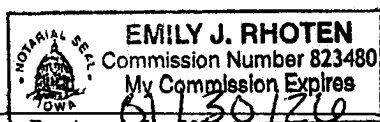
Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neutral gender, according to the context.

Dated: 4-24-2024

By: Karen Irene Costanzo  
Karen Irene Costanzo, Executor of the  
Estate of Dorothy Kopaska

STATE OF IOWA, COUNTY OF Guthrie

This record was acknowledged before me on 4/24, 2024, by Karen Irene Costanzo, Executor of the Estate of Dorothy Kopaska.



Emily J. Rhoten  
Signature of Notary Public