

BK: 2023 PG: 333  
Recorded: 2/21/2023 at 1:17:52.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$336.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

\$210,500.00

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:  
515-462-3731

**Taxpayer Information:** Elizabeth J. Wangler and Maxwell D. Wangler, 421 Oak Tree Drive,  
Winterset , IA 50273

**Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

**Grantors:** Mark Edward Baudler

**Grantees:** Elizabeth J. Wangler and Maxwell D. Wangler

**Legal Description:** See Page 2

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



**WARRANTY DEED**

For the consideration of Two Hundred Ten Thousand Five Hundred Dollar(s) and other valuable consideration, Mark Edward Baudler, single, does hereby Convey to Elizabeth J. Wangler and Maxwell D. Wangler, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:


Lot 8B of Arbor Park, Plat Two (2), an Addition to the City of Winterset, Madison County, Iowa.

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.

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.

Dated: 2/14/23

  
Mark Edward Baudler, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 2-14-23 by Mark Edward Baudler.

  
Signature of Notary Public

