



Document 2026 1215

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$159.20
Rev Stamp# 134 DOV# 124

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$100,000⁰⁰

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel:
515-462-3731

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Taxpayer Information: Arren Wetzel and Rachel Wetzel, 2058 170th Court, Winterset, IA
50273

Return Document To: Arren Wetzel and Rachel Wetzel, 2058 170th Court, Winterset, IA
50273

Grantors: Edgar Luke and Maggie Luke

Grantees: Arren Wetzel and Rachel Wetzel

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Thousand Dollar(s) and other valuable consideration, Edgar Luke and Maggie Luke, husband and wife, do hereby Convey to Arren Wetzel and Rachel Wetzel, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The North Half (1/2) of the North Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., 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.

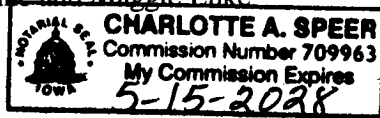
Dated: April 30, 2026

Edgar Luke, Grantor

Maggie Luke, Grantor

STATE OF Iowa, COUNTY OF Madison

This record was acknowledged before me on April 30, 2026 by Edgar Luke and Maggie Luke



Charlotte A. Speer, Signature of Notary Public