



Document 2026 1553

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

80,000⁰⁰

**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

²
Taxpayer Information: Arren Wetzel and Rachel Wetzel, 2058 170th Court, Winterset, IA
50273

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

Grantors: Justin 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 Eighty Thousand Dollar(s) and other valuable consideration, Justin Luke, single, does hereby Convey to Arren Wetzel and Rachel Wetzel, 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 South 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.

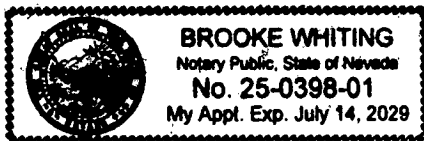
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 4-29-2026

[Signature]
Justin Luke, Grantor

STATE OF Nevada COUNTY OF Clark

This record was acknowledged before me on 04/29/2026 by Justin Luke.



[Signature]
Signature of Notary Public