



Book 2022 Page 1549

Document 2022 1549 Type 03 001 Pages 2
Date 5/16/2022 Time 9:58:53AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$1,119.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: Steven J. Sheppard and Mary K. Sheppard, 2120 330th Street, Coggon, Iowa 52218

WJ
Return Document To: Steven J. Sheppard and Mary K. Sheppard, 2120 330th Street, Coggon, Iowa 52218

Grantors: Joel Richard Eckman and Judith Osborn Eckman

Grantees: Steven J. Sheppard and Mary K. Sheppard

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Joel Richard Eckman and Judith Osborn Eckman, husband and wife, do hereby Convey to Steven J. Sheppard and Mary K. Sheppard, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

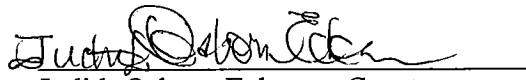
Lot Two (2) of Petlon's River Subdivision of part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Fourteen (14), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, according to the plat recorded in Book 6 Plats, Page 43, and plat recorded in Book 1999, Page 1573, except Parcel 2018-49, Part of Lot 4 of Petlon's River Subdivision; in the SE 1/4 - SE 1/4 of Section 14, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2018, Page 1649; also all lake frontage running to the waterfront and at right angles to the middle of Lake Delhi in respect to said Lot Two (2); also Parcel 2018-51, Part of Parcel A in Lot 10 of Petlon's River Subdivision; in the SE ¼ - SE ¼ of Section 14, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2018, Page 1649

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.

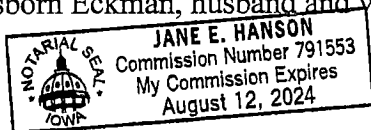
Dated: May 16, 2022.

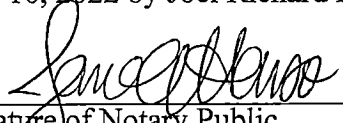

Joel Richard Eckman, Grantor


Judith Osborn Eckman, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on May 16, 2022 by Joel Richard Eckman and Judith Osborn Eckman, husband and wife.




Signature of Notary Public