

Recorded: 7/10/2023 at 10:39:02.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$1,407.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 1556

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

**Preparer Information:** Steven E Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

**Taxpayer Information:** Michael and Abigail Panoske, 5219 Broadlawn Drive SE, Cedar Rapids, IA, 52403

**Return Document To:** Michael and Abigail Panoske, 5219 Broadlawn Drive SE, Cedar Rapids, IA, 52403

**Grantors:** Mary K. Sheppard and Steven J. Sheppard

**Grantees:** Michael S. Panoske and Abigail L. Panoske

**Legal Description:** See Page 2

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



WARRANTY DEED JOINT TENANCY

For the consideration of Eight Hundred Seventy-Nine Thousand Nine Hundred Dollar(s) and other valuable consideration, Mary K. Sheppard and Steven J. Sheppard, wife and husband, do hereby Convey to Michael S. Panoske and Abigail L. Panoske, 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 (SE1/4) of the Southeast Quarter (SE1/4) of Section Fourteen (14), Township Eighty Eight (88) North, Range Five (5), West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 43 and plat recorded in Book 1999, Page 1573, except Parcel 2018-49, Part of Lot 2 Of Petlon's River Subdivision; In the SE1/4 - SE1/4 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 SE1/4- SE1/4 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: July 6, 2023

Mary K. Sheppard
Mary K. Sheppard, Grantor

Steven J. Sheppard, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on July 6, 2023 by Mary K. Sheppard and Steven J. Sheppard.



Susan K. Meyer
Signature of Notary Public