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Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

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

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

**Taxpayer Information:** Adam Ryan and Allison Ryan, 2919 180th Ave, Ryan, IA 52330

**Return Document To:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057

**Grantors:** Dan's Locker, LLC

**Grantees:** Adam Ryan and Allison Ryan

**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, Dan's Locker, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Adam Ryan and Allison Ryan, 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:

**This deed is exempt according to Iowa Code 428A.2(21).**

Lot Fourteen (14) in Earls North Addition to Nottingham, now Earlville, Iowa, excepting and reserving from said Lot Fourteen (14) a tract of land described as follows: Commencing at the Southwest corner of said Lot Fourteen (14) and running thence East about five (5) feet and seven (7) inches, thence in a Northerly direction to the Southwest corner of the brick building on said Lot Fourteen (14), thence North along the West line of said brick building to a point where said West line intersects with the North and South line between Lots Thirteen (13) and Fourteen (14) about forty nine (49) feet, thence South to place of beginning, all of said last tract being a portion of said Lot Fourteen (14). Also the following described tracts: Commencing at the Northeast corner of Lot Thirteen (13) of Earls North Addition to Nottingham, now Earlville, Iowa, and running South on the East line of said Lot about fifty one (51) feet to a point where the West line of said brick building on Lot Fourteen (14), Earls North Addition crosses the said line between said Lots Thirteen (13) and Fourteen (14), and running from that point in a Northwesterly direction along the West line of said brick building to the Northwest corner thereof and continuing from thence in a Northwesterly direction to a point on the North line of said Lot Thirteen (13), six (6) feet West of the Northeast corner and running from thence East to place of beginning. Also commencing at the Northeast corner of said Lot Thirteen (13) in Earls North Addition to Earlville and running from thence West six (6) feet to a starting point, thence West on the North line of said Lot a distance of four (4) feet, thence South sixteen (16), thence East four (4) feet, thence North sixteen (16) feet to the place of beginning, all of last two tracts being a portion of said Lot Thirteen (13), Earls North Addition to Earlville, Iowa, according to plat recorded in Book 10 L.D., Page 409; Parcel Y, part of lots 13 & 14 in Earl's North Addition to Nottingham, part of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , Section 36-T89N-R4W, City of AND Earlville Delaware County, Iowa

The South twenty two (22) rods of the East fourteen (14) rods of the Northeast Quarter (NE  $\frac{1}{4}$ ) of the Northeast Quarter (NE  $\frac{1}{4}$ ) of Section Thirty Four (34), Township Eighty Nine (89) North, Range Four (4), West of the Fifth P.M.

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: 17 Feb 2022.

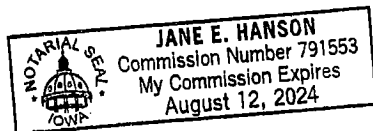
Dan's Locker, LLC, an Iowa limited liability company

By Adam Ryan  
Adam Ryan, Member-manager

By Allison Ryan  
Allison Ryan, member-manager

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 17, 2022,  
by Adam Ryan and Allison Ryan, as Member-managers, of Dan's Locker, LLC a limited liability company.



[Signature]  
Signature of Notary Public