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Rec Amt \$12.00 Aud Amt \$5.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Mitchell V. Ryan & Jolene M. Ryan, 1390 190th Ave., Manchester, IA 52057

Taxpayer: Mitchell V. Ryan & Jolene M. Ryan, 1390 190th Ave., Manchester, IA 52057

Preparer: Daniel H. Swift, Swift Law Firm, 108 N. Madison St., PO Box 207, Manchester, IA 52057, (563) 927-4901



TRUSTEE WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Todd P. Tomlin and Lynn M. Ryan Joint Revocable Trust of 2001, does hereby Convey to Mitchell V. Ryan and Jolene M. Ryan, husband and wife, as Joint Tenants with Full Rights of Survivorship, not as Tenants in Common, the following described real estate in Delaware County, Iowa:

PARCEL 2022-44, Part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, T90N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, containing 3.56 acres including 0.60 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows; **COMMENCING** at the West quarter corner of Section 21, T90N, R5W of the Fifth Principal Meridian, Delaware County, Iowa; **THENCE** along the westerly line of the SW $\frac{1}{4}$ of said Section 21, South $02^{\circ} 15' 57''$ West, 668.19 feet to the **POINT OF BEGINNING**; **THENCE** South $87^{\circ} 58' 52''$ East, 440.86 feet to the southwesterly corner of Parcel A, as recorded in Book 2001, Page 591; **THENCE** South $31^{\circ} 16' 06''$ West, 608.00 feet; **THENCE** North $84^{\circ} 19' 20''$ West, 146.33 feet to the westerly line of said SW $\frac{1}{4}$; **THENCE** along the westerly line of said SW $\frac{1}{4}$, North $02^{\circ} 15' 57''$ East, 521.15 feet to the **POINT OF BEGINNING**; The westerly line of the SW $\frac{1}{4}$ Section 21, T90N, R5W, of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North $02^{\circ} 15' 57''$ East, all according to Plat of Survey as recorded on April 18, 2022, in the Office of the Delaware County Recorder in Book 2022, Page 1239.

(Subject to Real Estate Transfer Declaration of Value Exemption Section 428A.2(2))

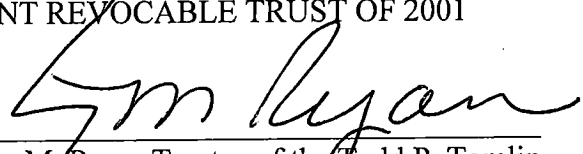
The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

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

Dated: this 5TH day of May 2022.

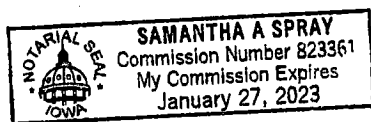
TODD P. TOMLIN AND LYNN M. RYAN
JOINT REVOCABLE TRUST OF 2001



Lynn M. Ryan, Trustee of the Todd P. Tomlin
and Lynn M. Ryan Joint Revocable Trust of
2001, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 8th day of May 2022 by Lynn M. Ryan
as Trustee of the Todd P. Tomlin and Lynn M. Ryan Joint Revocable Trust of 2001.


Signature of Notary Public