

Recorded: 7/26/2023 at 8:55:53.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1736

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information: James T Peters, 309 First St. E, Independence, IA 50644, Phone: 319-334-9992

Taxpayer Information: Marlene Ryan, 10 South Street, Dundee, IA 52038

Return Document To: James T Peters, 309 First St. E, Independence, Iowa 50644

Grantors: Jacqueline Hettinger, nka Jacqueline Ryan, and Joseph Ryan, as Co-Executors of the William Ryan Estate

Grantees: Life estate to Marlene K. Ryan and remainder interest to Dean Ryan

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF WILLIAM RYAN,

now pending in the Iowa District Court in and for Delaware County. Case No. ESPR006705

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby conveys to Marlene K. Ryan life use of said real estate and conveys to Dean Ryan the remainder interest in the following described real estate in Delaware County, Iowa:

Lot 3 and 6, Block 1, Seward's Addition to Dundee, Delaware County, Iowa according to plat recorded in Book 1 Plats, Page 109

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.

This deed is exempt according to Iowa Code 428A.2(20).

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

Dated: 6-15-23.

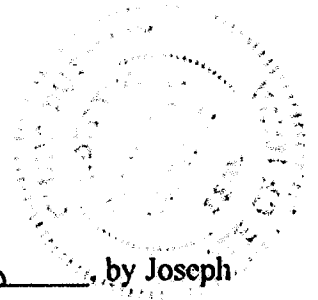
Joseph Ryan Co-Executor
Joseph Ryan, as Co-Executor

Jacqueline Ryan Co-Executor
Jacqueline Hettinger nka Jacqueline
Ryan, as Co-Executor

STATE OF Iowa, COUNTY OF Adair, ss:

This record was acknowledged before me on June 15, 2023, by Joseph Ryan as Co-Executor of the William Ryan Estate.

[Signature] 709458
Signature of Notary Public April 19, 2025



Delaware
STATE OF IOWA, COUNTY OF Iowa, ss:

This record was acknowledged before me on June 15, 2023, by Jacqueline Hettinger kna Jacqueline Ryan as Co-Executor of the William Ryan Estate.

[Signature] 709458
Signature of Notary Public April 19, 2025

