

Recorded: 7/26/2023 at 8:55:54.0 AM  
County Recording Fee: \$39.00  
Iowa E-Filing Fee: \$3.73  
Combined Fee: \$42.73  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 1737

**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 Joseph 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 Joseph Ryan the remainder interest in the following described real estate in Delaware County, Iowa:

SEE ATTACHED

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 Delaware, ss:



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

John Bushaw 709458  
Signature of Notary Public April 19, 2025

STATE OF IOWA, COUNTY OF Delaware 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.

John Bushaw 709458  
Signature of Notary Public April 19, 2025



The North  $\frac{3}{4}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; and the East  $\frac{1}{2}$  of the South  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; and all that part of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  that lies North of the railroad; and all that part of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  that lies North of the railroad; and the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ; and the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ; and the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; all in Section 28, Township 90 North, Range 6 West of the 5th P.M., Delaware County, Iowa; except that part of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 28, described as commencing at the Northeast corner of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 28, thence West 661 feet, thence South 590 feet, thence East 661 feet, thence North 590 feet to the point of beginning. And further excepting a strip of land 100 feet in width extending over and across the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , and the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 28, said strip of land being 50 feet in width on each side of said original main track center line;

And

The Southwest Quarter (SW  $\frac{1}{4}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section 21, Township 90 North, Range 6 West of the 5<sup>th</sup> P.M. in Delaware County, Iowa