

Recorded: 12/21/2023 at 3:41:21.0 PM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 3196

**COURT OFFICER DEED  
Recorder's Cover Sheet**

**Preparer Information:** Matthew G. McQuillen, 503 W. Main Street, Anamosa, IA 52205,  
Phone: 319-462-3577

**Taxpayer Information:** Terrence M. Ryan, 3311 200<sup>th</sup> Ave, Coggon IA 52218

**Return Document To:** Matthew G. McQuillen, 503 W. Main Street, Anamosa, IA 52205

**Grantors:** Lynne A. Ryan Estate

**Grantees:** Terrance M. Ryan

**Legal Description:** See Page 2

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



COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF
LYNNE A. RYAN, Deceased,

now pending in the Iowa District Court in and for Delaware County. Case No. ESPR006800

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 Convey(s) to Terrance M. Ryan, the following described real estate in Delaware County, Iowa:

Undivided 50% interest in: The South one-half (S1/2) of the Northwest Quarter (NW1/4) of Section Thirty Five (35), Township Eighty Seven (87) North, Range Five (5), West of the Fifth P.M., Delaware County, Iowa except the West three hundred thirty five (335) feet of said South one-half (S1/2), containing 70 acres, more or less.

AND

Undivided 50% interest in: The South one hundred and twenty (120) acres of the North East quarter of Section Nine (9), Township Eighty Seven (87) North, Range Six (6), West of the Fifth Principal Meridian, Delaware County.

This deed is exempt according to Iowa Code 428A.2(20). There is no nown private burial site, well, solid waste disposal site, underground storage tan 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.

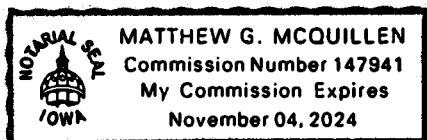
Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neutral gender, according to the context.

Dated: December 21, 2023

Handwritten signature of Terrence M. Ryan

STATE OF IOWA, COUNTY OF JONES, ss:

This record was acknowledged before me on December 21, 2023, by Terrence M. Ryan as Executor of Lynne Ann Ryan.



Handwritten signature of Notary Public