

Recorded: 4/12/2024 at 11:58:28.0 AM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 796

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 200th Ave, Coggon IA 52218

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

Grantors: Lynne A. Ryan Estate

Grantees: Terrence M. Ryan

Legal Description: See Page 2



CORRECTIVE 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 Terrence 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 twenty (120) acres of the Northeast Quarter (NE1/4) of Section Nine (9), Township Eighty Seven (87) North, Range Six (6), West of the Fifth P.M., except Lot One (1) In The Southwest Quarter Of The Northeast Quarter (SW1/4-NE1/4) Of Section 9, Township 87 North, Range 6 West Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 34;

(This Deed is exempt from transfer tax, Declaration of Value reporting and Groundwater Hazard Statement filing as a deed which, without additional consideration, confirms, corrects, modifies, or supplements a deed previously recorded December 21, 2023 as Book 2023 Page 3196, pursuant to Iowa Code §428A.2(10).)

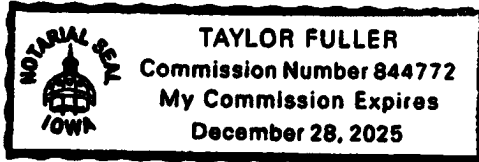
Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neutral gender, according to the context.

Dated: January 31, 2024.


Terrence M. Ryan

STATE OF IOWA, COUNTY OF JONES, ss:

This record was acknowledged before me on January 31, 2024, by Terrence M. Ryan as Executor of Lynne Ann Ryan.




Signature of Notary Public