



Book 2024 Page 3153

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Date 12/18/2024 Time 3:29:41PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$2,358.40

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: Kyle W. Wilcox, Simmons Perrine Moyer Bergman PLC
115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641
Return to: Alex Michael Ryan and Jaclyn Marie Ryan: 1956 295th Street, Manchester, IA 52057

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statements: Alex Michael Ryan and Jaclyn Marie Ryan: 1956 295th Street, Manchester, IA 52057
DEED

For the consideration of one dollar and other valuable consideration, **J & D DOESE PROPERTIES, LLC**, an Iowa limited liability company, does hereby convey to **ALEX MICHAEL RYAN** and **JACLYN MARIE RYAN**, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate in Delaware County, Iowa:

See Exhibit "A" attached hereto and incorporated herein by reference (page 2),

subject to easements, covenants, conditions and restrictions of record.

Grantor does hereby covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that it 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.

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.

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

Dated: December 18, 2024

J & D DOESE PROPERTIES, LLC

By: David A. Doese
David A. Doese, Manager/Member

STATE OF IOWA, COUNTY OF Delaware, ss:

This instrument was acknowledged before me on the 18 day of December, 2024, by David A. Doese, as Manager/Member of **J & D DOESE PROPERTIES, LLC**.

Notary Public in and for said State
My Commission Expires: Feb. 4, 2027

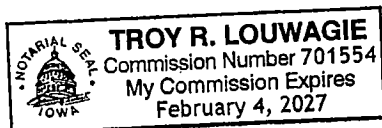


EXHIBIT "A"
LEGAL DESCRIPTION

The East Fractional one-half (Efr $\frac{1}{2}$) of the Northwest fractional Quarter (NWfr $\frac{1}{4}$), and the West twenty (20) acres of the West fractional one-half (Wfr $\frac{1}{2}$) of the Northeast fractional Quarter (NEfr $\frac{1}{4}$), all in Section One (1), Township Eighty Seven (87) North, Range Five (5), West of the Fifth P.M., except Parcel 2024-88 Part Of The NE $\frac{1}{4}$ - NW $\frac{1}{4}$ And Part Of The SE $\frac{1}{4}$ - NW $\frac{1}{4}$ Section 1, T87N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2024, Page 2642