



Book 2025 Page 734

Document 2025 734 Type 03 004 Pages 3
Date 3/24/2025 Time 1:57:49PM
Rec Amt \$17.00 Aud Amt \$10.00
Rev Transfer Tax \$4,079.20

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

***Preparer Information:** Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Terrence M. Ryan, 3311 200th Ave, Coggon, Iowa 52218

Return Document To: Terrence M. Ryan, 3311 200th Ave, Coggon, Iowa 52218

Grantors: Patricia S. Doyle and Terrence M. Ryan as co-executors of Estate of Mary Ellen Ryan

Grantees: Terrence M. Ryan

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

Estate of Mary Ellen Ryan, Deceased

now pending in the Iowa District Court in and for Delaware County. Case No. ESPR006888

Pursuant to the authority and power vested in the undersigned, and in consideration of Ten Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Terrence M. Ryan, a single person, the following described real estate in Delaware County, Iowa:

The North one-half ($\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twelve (12), Township Eighty Seven (87) North, Range Six (6), West of the Fifth P.M., except the South three hundred (300) feet of the North one thousand one hundred ten (1110) feet of the West three hundred fifty (350) feet of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section Twelve (12).

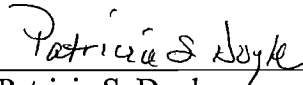
AND

The Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty Eight (28), Township Eighty Eight (88) North, Range Six (6), West of the Fifth P.M., except Parcel A in the SE $\frac{1}{4}$ of Section 28 Twp. 88 North, Range 6 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 106.

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

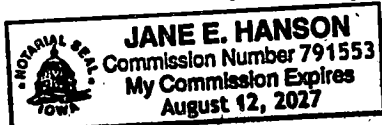
Dated: March 24, 2025.



Patricia S. Doyle

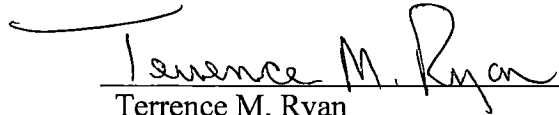
STATE OF IOWA, COUNTY OF DELAWARE, ss:

This record was acknowledged before me on March 24, 2025, by Patricia S. Doyle as Executor of Estate of Mary Ellen Ryan.





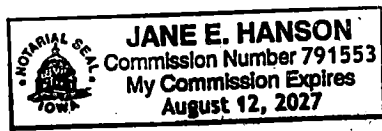
Signature of Notary Public

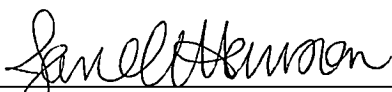


Terrence M. Ryan

STATE OF IOWA, COUNTY OF DELAWARE, ss:

This record was acknowledged before me on March 24, 2025, by Terrence M. Ryan as
Executor of Estate of Mary Ellen Ryan.





Signature of Notary Public