

Recorded: 11/12/2025 at 10:39:08.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 3048

Prepared by / Return to: Marty L. Stoll, Shuttleworth & Ingersoll, P.L.C., P.O. Box 2107, Cedar Rapids, IA 52406;  
Phone: (319) 365-9461

Address Tax Statement to: Bernadette A. Ryan, 2914 180<sup>th</sup> Ave., Ryan, IA 52330

### QUIT CLAIM DEED

For valuable consideration, Bernadette A. Ryan, a single person, does hereby quit claim to RBI Family Farms LLC, an Iowa limited liability company, all of her right, title, interest, claim and demand in the following real estate in Delaware County, Iowa:

See Attached Exhibit A

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

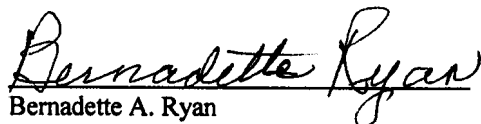
This deed is exempt from transfer tax and the declaration of value and groundwater hazard statement requirements pursuant to Iowa Code §428A.2(21) and Exemption No. 21.

The undersigned hereby relinquish all rights of dower, homestead and distributive share in and to the real estate.

This conveyance is expressly subject to Bernadette A. Ryan's right to occupy, control and use the personal residence (the "residence") located on the above-described real estate for the remainder of her lifetime. Bernadette A. Ryan's life estate in the Residence shall terminate and be of no further force or effect upon the first to occur of: (a) Bernadette A. Ryan's death; and (b) failure of Bernadette A. Ryan to maintain the Residence as her primary residence. Bernadette A. Ryan shall not have the power to sell, mortgage, exchange or dispose of the personal residence.

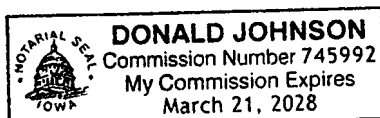
Words and phrases in this Deed, including the acknowledgment(s), shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: Nov. 11, 2025.

  
Bernadette A. Ryan

STATE OF IOWA, Linn COUNTY, ss:

This instrument was acknowledged before me this 11<sup>th</sup> day of Nov, 2025 by Bernadette A. Ryan, a single person.



  
NOTARY PUBLIC - STATE OF IOWA

**EXHIBIT A**  
**Legal Description**

A part of the Northwest Quarter (NW ¼) of Section Nine (9), Township Eighty-Seven (87) North, Range Five (5), West of the 5<sup>th</sup> P.M. described as follows:

Commencing at the Northwest Corner of said Northwest Quarter, thence proceeding South on the West line of said Northwest Quarter a distance of 550 feet to the point of Beginning; thence due East a distance of 245 feet to a point; thence due South a distance of 345 feet to a point; thence due West a distance of 245 feet to a point on the West line of said Northwest Quarter; thence due North along the West line of said Northwest Quarter a distance of 345 feet to the place of Beginning, subject, nevertheless, to all conditions, covenants, easements and restrictions of record.