



Book 2025 Page 3297

Document 2025 3297 Type 03 004 Pages 3  
Date 12/04/2025 Time 10:11:30AM  
Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$461.60

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

Prepared by: Nicolas AbouAssaly, Simmons Perrine PLC  
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

**SPACE ABOVE THIS LINE FOR RECORDER**

**Address Tax Statement:** Glen E. Duggan and Kathy Duggan, 609 South St., Ryan, IA 52330

### **COURT OFFICER DEED**

IN THE MATTER OF THE ESTATE OF  
ROSE ANN REILLY, Deceased,  
now pending in the Iowa District Court, in and  
for Delaware County, Iowa, as Probate #ESPR006934

Pursuant to the authority and power vested in the undersigned, and in consideration of one dollar and other valuable consideration, the undersigned, in the representative capacity designated below, hereby convey to **GLEN E. DUGGAN and KATHY DUGGAN**, as joint tenants with full rights of survivorship, and not as tenants in common, the following real estate in Delaware County, Iowa, described as:

**Lots One (1), Two (2), and Three (3) of Lyness First Addition in the City of Ryan, Iowa, according to plat recorded in Book 3 Plats, Page 195**

**AND**

**Lot Four (4) of Steffen's First Addition, City of Ryan, Delaware County, Iowa, according to plat recorded in Book 2003, Page 1364**

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

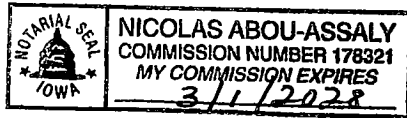
**There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.**

Dated: 12-1-25, 2025

By: Timothy J. Reilly coexecutor  
TIMOTHY J. REILLY, AS CO-EXECUTOR OF  
THE ESTATE OF ROSE ANN REILLY

STATE OF IOWA, COUNTY OF Linn, ss:

This record was acknowledged before me on December 1, 2025, by TIMOTHY J. REILLY, AS CO-EXECUTOR OF THE ESTATE OF ROSE ANN REILLY.



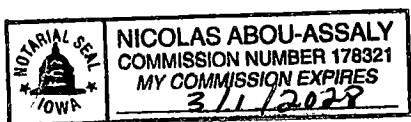
Nicolas Abou-Assaly  
Notary Public in and for the State of Iowa  
My Commission Expires: 3/1/2028

Dated: 12-1, 2025

By: Terrance P. Reilly  
TERRANCE P. REILLY, AS CO-EXECUTOR OF  
THE ESTATE OF ROSE ANN REILLY

STATE OF IOWA, COUNTY OF Linn, ss:

This record was acknowledged before me on December 1, 2025, by TERRANCE P. REILLY, AS CO-EXECUTOR OF THE ESTATE OF ROSE ANN REILLY.



Nicolas A. Assaly  
Notary Public in and for the State of Iowa  
My Commission Expires: 3/1/2028