

Recorded: 12/4/2025 at 1:39:19.0 PM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.41  
Combined Fee: \$25.41  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 3307

Prepared by: Nicolas AbouAssaly, Simmons Perrine PLC  
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641  
Nicolas AbouAssaly ISBA No. LI0014597 **SPACE ABOVE THIS LINE FOR RECORDER**  
Address Tax Statement: c/o Terrence M. Ryan, 3311 200<sup>th</sup> Ave., Coggon, IA 52218

### **TRUSTEE WARRANTY DEED**

For the consideration of one dollar and other valuable consideration, **TIMOTHY J. REILLY AND TERRANCE P. REILLY, AS CO-TRUSTEES OF THE THOMAS J. REILLY TRUST**, do hereby convey an undivided 1/8<sup>th</sup> interest to **TIMOTHY J. REILLY**; an undivided 1/8<sup>th</sup> interest to **TERRANCE P. REILLY**; an undivided 1/8<sup>th</sup> interest to **TED J. REILLY**; an undivided 1/8<sup>th</sup> interest to **THOMAS J. REILLY, JR.**; an undivided 1/8<sup>th</sup> interest to **TULLY M. REILLY**; an undivided 1/8<sup>th</sup> interest to **LAINA A. REILLY**; an undivided 1/8<sup>th</sup> interest to **LEAH A. MENSEN**; an undivided 1/32<sup>nd</sup> interest to **BRENDAN RYAN**; an undivided 1/32<sup>nd</sup> interest to **ROBERT RYAN**; an undivided 1/32<sup>nd</sup> interest to **BRIGID RYAN**; and an undivided 1/32<sup>nd</sup> interest to **REILLY RYAN**, in and to the following real estate in Delaware County, Iowa, described as:

**The Southeast Quarter (SE<sup>1</sup>/<sub>4</sub>), and the Southeast Quarter of the Northeast Quarter (SE<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub>), and the Northeast Quarter of the Southwest Quarter (NE<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub>) of Section Twenty-six (26), Township Eighty-seven (87) North, Range Five (5), West of the 5<sup>th</sup> P.M.**

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

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

The Grantor further warrants to the Grantee all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the Grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the Grantee is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

**This Deed is exempt from transfer tax and the requirement to file a Declaration of Value Statement and Groundwater Hazard Statement pursuant to the provisions of Iowa Code Section 428A.2(20).**

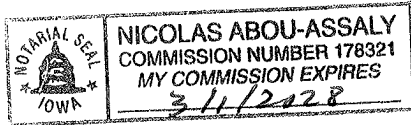
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 12-1, 2025

Terrance P. Reilly, Trustee  
TERRANCE P. REILLY AS CO-TRUSTEE OF THE  
THOMAS J. REILLY TRUST

STATE OF IOWA, COUNTY OF Linn, ss:

This record was acknowledged before me this 1<sup>st</sup> day of December, 2025, by  
TERRANCE P. REILLY AS CO-TRUSTEE OF THE THOMAS J. REILLY TRUST.



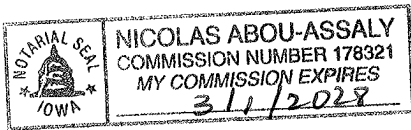
Nicolas Abou-Assaly  
Notary Public in and for said State  
My Commission Expires: 3/1/2028

Dated: 12-1, 2025

Timothy J. Reilly co trustee  
TIMOTHY J. REILLY AS CO-TRUSTEE OF THE  
THOMAS J. REILLY TRUST

STATE OF IOWA, COUNTY OF Linn, ss:

This record was acknowledged before me this 1<sup>st</sup> day of December, 2025, by  
TIMOTHY J. REILLY AS CO-TRUSTEE OF THE THOMAS J. REILLY TRUST.



Nicolas A. [Signature]  
Notary Public in and for said State  
My Commission Expires: 3/1/2028