

Recorded: 12/18/2025 at 12:13:59.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$1,449.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3438

Preparer Information: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644,
Phone: (319) 334-3704

Taxpayer Information: Zachary James Ryan, PO Box 171, Ryan, IA 52330

Return Document To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, RBI Family Farms, LLC, an Iowa limited liability company, does hereby Convey to Zachary James Ryan, a single person, the following described real estate in Delaware County, Iowa:

The North one-half (N½) of the Southwest Quarter (SW¼), and the North twenty (20) acres of the West sixty (60) acres of the South one-half (S½) of the Southwest Quarter (SW¼), all in Section Eleven (11), Township Eighty Seven (87) North, Range Five (5), West of the Fifth P.M., Delaware County, Iowa.

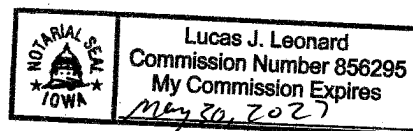
*** There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard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

The Grantor does hereby covenant with grantees, and successors in interest, that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

Dated: December 18, 2025.

RBI Family Farms, LLC



Michael J. Ryan Managing Member
Michael J. Ryan, Managing Member

STATE OF IOWA; COUNTY OF Delaware; ss

On this 18 day of December, 2025 before me a Notary Public, State of Iowa, personally appeared Michael J. Ryan, as Managing Member of RBI Family Farms, LLC, an Iowa limited liability company.

[Signature]
Notary Public