

Recorded: 12/18/2025 at 2:19:02.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$1,979.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3441

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: Kyle and Jillian Reilly, 3008 200th Ave., Hopkinton, IA 52237

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 to **KYLE MICHAEL REILLY and JILLIAN JEAN REILLY**, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

The Southwest Quarter (SW $\frac{1}{4}$) of Section Ten (10), Township Eighty Seven (87) North, Range Five (5), West of the Fifth P.M., except the West four hundred ninety (490) feet of the East one thousand one hundred twenty (1120) feet of the North four hundred seventy eight (478) feet of said Southwest Quarter (SW $\frac{1}{4}$) and also except that part conveyed to Delaware County by Deed For Public Highway Right Of Way recorded in Book 2002, Page 1947,

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

In the event Grantee shall decide to sell the above-described real estate within ten (10) years of his purchase thereof, Grantee shall first offer the property to Terrence M. Ryan, Brendan Ryan, Robert Ryan, Brigid Ryan, and Reilly Ryan for a price equal to the greater of 65% of the appraised value at the time of sale or \$1,237,164.50. They shall have thirty (30) days from said notice to accept or reject the same. This provision shall be for the benefit of Terrence M. Ryan, Brendan Ryan, Robert Ryan, Brigid Ryan, and Reilly Ryan only and is not transferable, but is a covenant that shall run with the land.

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.

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.

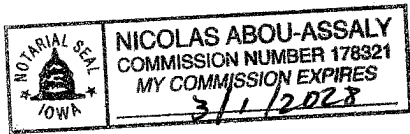
Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

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 1st day of December, 2025, by
TIMOTHY J. REILLY AS CO-TRUSTEE OF THE THOMAS J. REILLY TRUST.



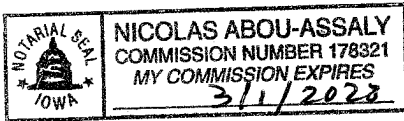
Nicolas Abou-Assaly
Notary Public in and for said State
My Commission Expires: 3/1/2028

Dated: December 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 1st 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