

Recorded: 12/19/2025 at 1:40:02.0 PM
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.69
Combined Fee: \$40.69
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3459

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: Terrence M. Ryan, 3311 200th Ave., Coggon, IA 52218

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 **TERRENCE M. RYAN**, the following real estate in Delaware County, Iowa, described as:

Undivided 1/8ths interest in and to:

See Exhibit A attached hereto and incorporated herein by reference (Page 3)

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

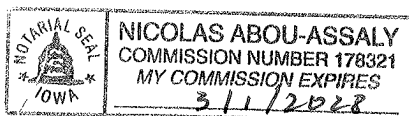
This deed is exempt from transfer tax pursuant to Iowa Code Section 428A.2(20), and for the same reason is exempt from the requirements of a declaration of value and a groundwater hazard statement.

Dated: December 1, 2025

By: Timothy J. Reilly co executor
**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 ESTATE.**



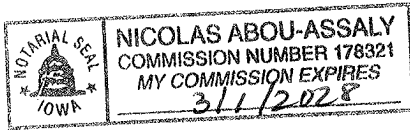
Nicolas A. Assaly
Notary Public in and for the State of Iowa
My Commission Expires: 3/1/2028

Dated: 12-1, 2025

By: Terrance P. Reilly, co-executor
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 TERRANCE P. REILLY.



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

Exhibit A

The West one-half of the Southwest Quarter of Section Twenty Six except that part described as commencing at the Northeast corner thereof and running thence South forty two rods, thence West fifty seven rods and eleven feet, thence North forty two rods, thence East fifty seven rods and eleven feet to the place of the beginning in Township Eighty Seven North, Range Five, West of the fifth Principal Meridian.

AND

The West one-half of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section Twenty Seven, and the Northeast Quarter of the Northwest Quarter and the North one-half of the Northeast Quarter of Section Thirty Four, all in Township Eighty Seven North, Range Five, West of the 5th P.M., except the East five hundred seventy feet of the North six hundred eighty feet of the Northeast Quarter of the Northeast Quarter of said Section Thirty Four.

AND

The West one-half of the Southwest Quarter, and the Southeast Quarter of the Southwest Quarter, and the West eight acres of the Northeast Quarter of the Southwest Quarter of Section Thirty Five, Township Eighty Seven North, Range 5, West of the 5th P.M.

AND

The Southeast Quarter of the Southeast Quarter, and the West one-half of the Southeast Quarter, and the East thirty two acres of the Northeast Quarter of the Southwest Quarter, all in Section Thirty Five, Township Eighty-Seven North, Range Five, West of the Fifth P.M., except Parcel A and parcel C in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 35-87-05, according to the plat recorded in Book 2008, Page 2750, but including Parcel B in the SE $\frac{1}{4}$, SE $\frac{1}{4}$, of Section 35-87-05, according the plat recorded in Book 2008, Page 2750.