

Recorded: 2/13/2026 at 3:50:02.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2026 PG: 357

**Prepared By/Return To:** Matt McQuillen, 503 W. Main St, Anamosa, IA 52205, 319-462-3577  
**Taxpayer:** Terrence M. Ryan, 3311 200<sup>th</sup> Ave., Coggon, IA 52218



## **WARRANTY DEED**

For the consideration of One Dollar(s) and other valuable consideration, Terrence M. Ryan, a single person, does hereby Convey to Brendan Ryan, as to an undivided 1/32<sup>nd</sup> interest, Robert Ryan, as to an undivided 1/32<sup>nd</sup> interest, Brigid Ryan, as to an undivided 1/32<sup>nd</sup> interest, and Reilly Ryan, as to an undivided 1/32<sup>nd</sup> interest, as tenants in common, the following described real estate in Delaware County, Iowa:

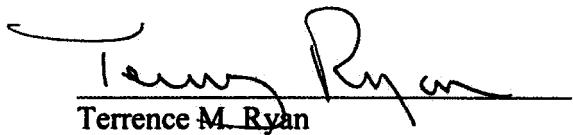
**The Southeast Quarter (SE $\frac{1}{4}$ ), and the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$  NE $\frac{1}{4}$ ), and the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$  SW $\frac{1}{4}$ ) of Section Twenty-seven (27), Township Eighty-seven (87) North, Range Five (5), West of the 5th P.M.**

**This Deed is exempt from transfer tax, Declaration of Value reporting and Groundwater Hazard Statement filing according to Iowa Code 428A.2(10).**

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

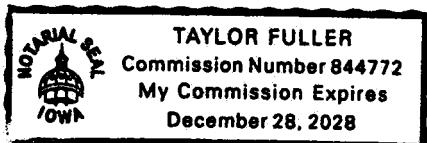
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

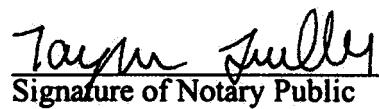
Dated: February 13<sup>th</sup>, 2026.

  
Terrence M. Ryan

STATE OF IOWA, COUNTY OF JONES

This record was acknowledged before me on February 13, 2026 by Terrence M. Ryan, a single person.



  
Signature of Notary Public