

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 200th 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 1/32nd interest, Robert Ryan, as to an undivided 1/32nd interest, Brigid Ryan, as to an undivided 1/32nd interest, and Reilly Ryan, as to an undivided 1/32nd interest, as tenants in common, the following described real estate in Delaware County, Iowa:

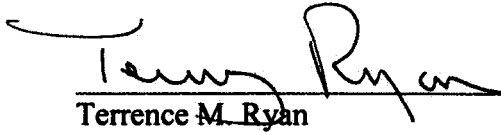
The Southeast Quarter (SE¼), and the Southeast Quarter of the Northeast Quarter (SE¼ NE¼), and the Northeast Quarter of the Southwest Quarter (NE¼ SW¼) of Section Twenty-seven (27), Township Eighty-seven (87) North, Range Five (5), West of the 5th P.M.

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.

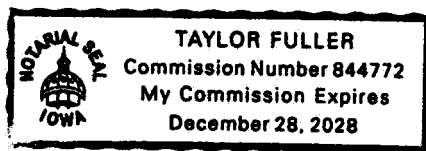
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: February 13th, 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