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Rev Transfer Tax \$5.60

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

TRUSTEE WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Michael J. Ronnenberg and Grace H. Wang, 404 N Franklin St, Manchester, Iowa 52057

Return Document To: Michael J. Ronnenberg and Grace H. Wang, 404 N Franklin St, Manchester, Iowa 52057

Grantors: Michael J. Tyrrell and Clark E. Tyrrell as co-trustees of John E. Tyrrell Trust dated February 2, 2024

Grantees: MICHAEL J. RONNENBERG and GRACE H. WANG, Trustees of the MICHAEL J. RONNENBERG DECLARATION OF TRUST dated April 8, 2011, and any amendments or restatements thereto, an undivided one-half (1/2) interest and to GRACE H. WANG and MICHAEL J. RONNENBERG, Trustees of the GRACE H. WANG DECLARATION OF TRUST dated April 8, 2011, and any amendments or restatements thereto; the remaining undivided one-half (1/2) interest

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



TRUSTEE WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Michael J. Tyrrell and Clark E. Tyrrell, Co-Trustees of John E. Tyrrell Trust dated February 2, 2024, does hereby Convey to MICHAEL J. RONNENBERG and GRACE H. WANG, Trustees of the MICHAEL J. RONNENBERG DECLARATION OF TRUST dated April 8, 2011, and any amendments or restatements thereto, an undivided one-half (1/2) interest and to GRACE H. WANG and MICHAEL J. RONNENBERG, Trustees of the GRACE H. WANG DECLARATION OF TRUST dated April 8, 2011, and any amendments or restatements thereto, the remaining undivided one-half (1/2) interest, the following described real estate in Delaware County, Iowa:

All that part of the East 462.0 feet of the Southeast Quarter (SE¼) of Section Eighteen (18), Township Eighty-Nine (89) North, Range Five (5) West of the Fifth P.M., lying North and East of the Mill Pond.

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 hereby covenants with grantees, 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 grantees 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 grantees 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.

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

Dated: February 26, 2024

John E. Tyrrell Trust dated February 2, 2024

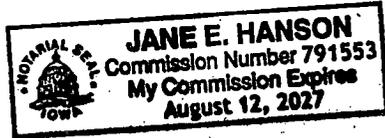
By Michael J. Tyrrell
Michael J. Tyrrell, as Co-Trustee

John E. Tyrrell Trust dated February 2, 2024

By Clark E. Tyrrell
Clark E. Tyrrell, as Co-Trustee

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on February 26, 2026, by Michael J. Tyrrell and Clark E. Tyrrell, Co-Trustees of the above-entitled trust.



Jane E. Hanson
Signature of Notary Public