

Recorded: 4/13/2026 at 12:28:44.0 PM
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 871

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
(Several Grantors)

For the consideration of One Dollar(s) and other valuable consideration, Brendan Ryan and Joan Ryan, husband and wife, Brigid Ryan, a single person, and Reilly Ryan and Mariah Ryan, husband and wife, and Robert Ryan and Jessie Ryan, husband and wife do hereby Convey to Terrence M. Ryan, the following described real estate in Delaware County, Iowa:

All of our interest in and to:
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 as a deed between child and parent pursuant to Iowa Code §428A.2(11)).

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.

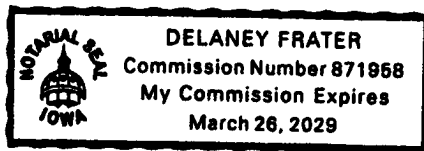
Dated: April 10, 2026.

Brigid Ryan
Brigid Ryan

STATE OF IOWA, COUNTY OF Jones

This record was acknowledged before me on April 10, 2026 by
Brigid Ryan, a single person.

Delaney Frater
Signature of Notary Public



Dated: April 10, 2026.

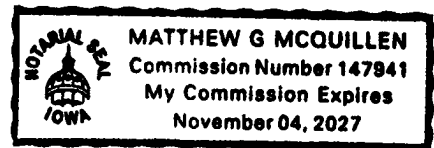
Brendan Ryan
Brendan Ryan

Joan Ryan
Joan Ryan


STATE OF IOWA, COUNTY OF Jones

This record was acknowledged before me on April 10, 2026 by
Brendan Ryan and Joan Ryan, husband and wife.

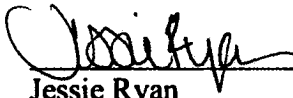
Matthew G. McQuillen
Signature of Notary Public



Dated: April 10, 2026.




Robert Ryan



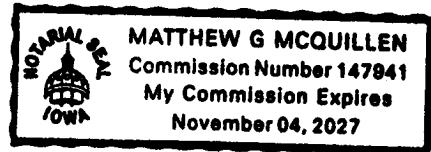
Jessie Ryan

STATE OF IOWA, COUNTY OF Jones

This record was acknowledged before me on April 10, 2026 by Robert Ryan and Jessie Ryan, husband and wife.



Signature of Notary Public



Dated: April 10, 2026.

Reilly Ryan
Reilly Ryan

Mariah Ryan
Mariah Ryan

STATE OF IOWA, COUNTY OF Jones

This record was acknowledged before me on April 10, 2026 by Reilly Ryan and Mariah Ryan, husband and wife.

Matthew G. McQuillen
Signature of Notary Public

