

Recorded: 4/13/2026 at 1:09:10.0 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: 872

Prepared By/Return To: Matt McQuillen, 503 W. Main St, Anamosa, IA 52205, 319-462-3577
Taxpayer: Robert Ryan and Jessie Ryan, 2074 310th St., Hopkinton, IA 52237



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Terrence M. Ryan, does hereby Convey to Robert Ryan and Jessie Ryan, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate in Delaware County, Iowa:


The North Quarter of the Southeast Quarter of the Northeast Quarter (N ¼ SE¼ NE¼) 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 parent and child 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.

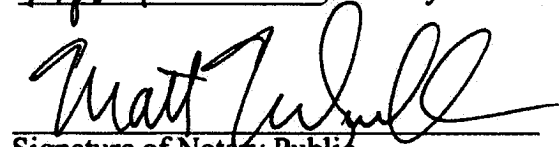
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: April 10, 2026.


Terrence M. Ryan

STATE OF IOWA, COUNTY OF JONES

This record was acknowledged before me on April 10, 2026 by Terrence M. Ryan.


Signature of Notary Public

