

Recorded: 4/13/2026 at 1:22:30.0 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: 875

Prepared By/Return To: Matt McQuillen, 503 W. Main St, Anamosa, IA 52205, 319-462-3577
Taxpayer: Brigid Ryan, 1245 Ronald Way, North Liberty, IA 52317



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Terrence M. Ryan, a single person, does hereby Convey to Brigid Ryan, the following described real estate in Delaware County, Iowa:

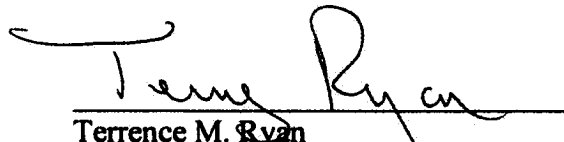
The East one-eighth (E 1/8) of the North one-half (N ½) of the Northwest Quarter (NW¼) of Section Twelve (12), Township Eighty Seven (87) North, Range Six (6), West of the Fifth P.M.

(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, a single person.


Signature of Notary Public

