

Recorded: 5/15/2026 at 8:07:57.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,039.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1237

Preparer: Tim Estlund, Attorney, 100 1st Ave. NE, Ste 105, Cedar Rapids, IA (319) 364-2120
After recording return to and address tax statement to: Dean Ryan Investments LLC, _____
20434 254th St, Delhi, IA 52223

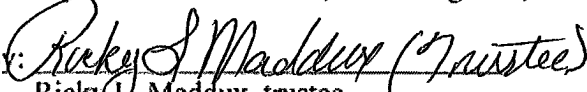
TRUSTEE'S DEED

For consideration of One (\$1.00) Dollar(s) and other good and valuable consideration, RICKY L. MADDUX, TRUSTEE OF THE JOYCE A. MADDUX TRUST, DATED AUGUST 2, 2024, do/does hereby convey to DEAN RYAN INVESTMENTS LLC, the following described real estate located in Delaware County, Iowa:

Lots Seventeen (17) and Seventeen-A (17A) of Lake View First Addition to Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 42, superseded by Plat recorded in Book 6 Plats, Page 55.

Grantors do hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; 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.

The Joyce A. Maddux Trust, dated August 2, 2024

By:  (Trustee)
Ricky L. Maddux, trustee

STATE OF Iowa, COUNTY OF Linn ss:

This instrument was acknowledged before me on May 13th, 2026, by
Ricky L. Maddux, trustee of the aforementioned trust.

Bobbi Jo Knapp
Notary Public, State of Iowa
My commission expires: 10/8/2026

