

Recorded: 8/12/2026 at 2:04:48.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,043.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2350

Prepared By/Return To: Matt McQuillen, 503 W. Main St, Anamosa, IA 52205, 319-462-3577
Taxpayer: Brigid Rose 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 Rose Ryan, a single person, the following described real estate in Delaware County, Iowa:

The North One-Half (N½) of the Northwest Quarter (NW¼) of Section Twelve (12), Township Eighty-Seven (87) North, Range Six (6) West of the Fifth P.M., except the South Three Hundred (300) feet of the North one thousand one hundred ten (1110) feet of the West Three Hundred Fifty (350) feet of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section Twelve (12), and except the East One-Eighth (E⅛) of said North One-Half (N ½) of the Northwest Quarter (NW ¼)

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.

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.

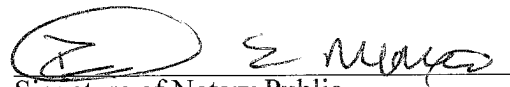
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: August 12th, 2026.


Terrence M. Ryan

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on August 12, 2026 by Terrence M. Ryan, a single person.


Signature of Notary Public

