

Recorded: 8/12/2026 at 2:05:05.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2351

Preparer Information: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644, Phone: (319) 334-3704

Taxpayer Information: Brigid Rose Ryan, 1245 Ronald Way, North Liberty, IA 52317

Return Document To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave. Suite 4, Independence, IA 50644

WARRANTY DEED

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

The East One-Eighth (E $\frac{1}{8}$) of said North One-Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twelve (12), Township Eighty-Seven (87) North, Range Six (6) West of the Fifth Principal Meridian, Delaware County, Iowa.

***This deed is exempt according to Iowa Code 428A.2(21).**

The Grantors do hereby covenant with grantee, and successor in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

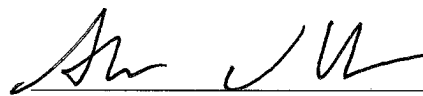
Dated: August 12, 2026.



Brigid Ryan a/k/a Brigid Rose Ryan, Grantor

STATE OF IOWA, COUNTY OF BUCHANAN;

This instrument was acknowledged before me on this 12 day of August, 2026, by Brigid Ryan a/k/a Brigid Rose Ryan, a single person.



Notary Public

