Recorded: 6/5/2026 at 11:24:25.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $3,082.40
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1516

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

WARRANTY DEED

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

All of my interest in:

The Southeast Quarter (SE¼), and the Southeast Quarter of the Northeast Quarter (SE¼ NE¼), and the Northeast Quarter of the Southwest Quarter (NE¼ SW¼) of Section Twenty-seven (27), Township Eighty-seven (87) North, Range Five (5), West of the 5th P.M.

Together with a 30 foot wide easement for ingress and egress from 190th Avenue to that part of this property located west of Lime Creek, said easement to be across the north 30 feet of the **Northwest Quarter of the Southwest Quarter (NE¼ SW¼) of Section Twenty-seven (27), Township Eighty-seven (87) North, Range Five (5), West of the 5th P.M.** This easement shall be perpetual and shall run with the land.

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: June 5th, 2026.

Terrence M. Ryan

Terrence M. Ryan

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on June 5th, 2026 by Terrence M. Ryan.

Signature of Notary Public

RICHARD E McMAHON
Commission Number 756974
My Commission Expires
2-10-2027

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