

Recorded: 7/8/2026 at 9:04:54.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$477.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1871

Return To: TitleCore National, LLC, 8701 West Dodge Road, Suite 150, Omaha, Nebraska 68114
Taxpayers: Alex Bailey Bridge, Katelyn Bridge, and Eva Jean Bridge, 201 East Union Street, Manchester, Iowa 52057
Preparer: Andrew M. Hollingsead, Liakos & Matukewicz LLC, 8701 West Dodge Road, Suite 408, Omaha, Nebraska 68114, Phone: (402) 393-1400
File No. 26-124640

WARRANTY DEED

For the consideration of \$1.00 Dollar(s) and other valuable consideration, Julie Woods and Danny J. Woods, a married couple, GRANTORS, do hereby convey to Alex Bailey Bridge and Katelyn Bridge, a married couple, and Eva Jean Bridge, a married person, all collectively as joint tenants with rights of survivorship and not as tenants in common, GRANTEES, the following described real estate in Delaware County, Iowa:

*Nicole

Lot Three Hundred Twenty Two (322), Manchester, Iowa, according to plat recorded in Book I L.D., Page 28.

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

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.

THIS SPACE IS INTENTIONALLY LEFT BLANK. SIGNATURE AND NOTARY BLOCK APPEAR ON THE FOLLOWING PAGE.

Dated: July 2, 2026

Julie Woods

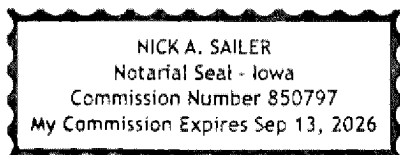
Julie Woods, Grantor

Danny J. Woods

Danny J. Woods, Grantor

STATE OF Iowa, COUNTY OF Delaware

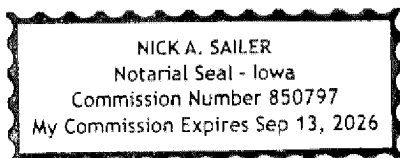
The foregoing instrument was acknowledged before me on this 2nd day of July, 2026. Julie Woods personally appeared before me, a Notary for the State of Iowa, and is either personally known to me or was identified by me through satisfactory evidence.



Nick A. Sailer
Signature of Notary Public

STATE OF Iowa, COUNTY OF Delaware

The foregoing instrument was acknowledged before me on this 2nd day of July, 2026. Danny J. Woods personally appeared before me, a Notary for the State of Iowa, and is either personally known to me or was identified by me through satisfactory evidence.



Nick A. Sailer
Signature of Notary Public