

Recorded: 8/4/2026 at 2:41:28.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2242

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information: James T Peters, 309 First St. E, Independence, IA 50644, Tel: 319-334-9992

Taxpayer Information: Trust Agreement for the Benefit of Tony Woodruff, 828 Brookside Ave, Evansdale, IA 50707

Return Document To: James T Peters, 309 First St. E, Independence, Iowa 50644

Grantors: Tonya Smith as executor of The Estate of Nancy Woodruff-Rickard

Grantees: Tonya Smith as trustee of Trust Agreement for the Benefit of Tony Woodruff

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

The Estate of Nancy Kay Woodruff-Rickard

now pending in the Iowa District Court in and for Delaware County. Case No. ESPR007060

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Tonya Smith as trustee of Trust Agreement for the Benefit of Tony Woodruff, the following described real estate in Delaware County, Iowa:

Lot Three (3) of the Subdivision of Lot One Hundred Twenty-Three (123) in "Clair-View Acres at Delhi, Iowa" in Sections Twenty Three (23) and Twenty Six (26), Milo Township, Delaware County, Iowa, according to plat recorded in Book 2 Plats, page 200 #2; same being a part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty Six (26), Township Eighty Eight (88) North, Range Five (5), West of the Fifth P.M.

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

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

Dated: 7-20-26

Tonya Smith

Tonya Smith as Executor of The Estate
of Nancy Woodruff-Rickard

STATE OF IA, COUNTY OF Black Hawk, ss:

This record was acknowledged before me on July 20th 2026, by Tonya Smith as Executor of The Estate of Nancy Woodruff-Rickard



MISTI MERON
COMMISSION NO. 814307
MY COMMISSION EXPIRES
12-18-2027

Misti Meron
Signature of Notary Public