

Recorded: 8/7/2026 at 2:19:45.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$154.40  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2026 PG: 2296

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| Prepared by: | Ann M. Klostermann McCrea<br>Nazette Marner Nathanson Knoll LLP<br>615 – 2 <sup>nd</sup> Street SW<br>Cedar Rapids, Iowa 52404<br>Telephone: 319-366-1000<br>Facsimile: 319-313-7849 | Return to/Taxpayer Address:<br>Pedro Gomez-Villalba and<br>Glenda Gomez-Villalba<br>164 East Liberty Street<br>Manchester, Iowa 52057 |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|

### **WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other valuable consideration Kristin K. Bascom, a single person, does hereby convey to Pedro Gomez-Villalba and Glenda Gomez-Villalba, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

**The South eighty (80) feet of the West one-half (W½) of Lot Twelve (12), Burrington's Addition to Manchester, Iowa, according to plat recorded in Book I L.D., Page 245, except the West fifty (50) feet in width of said Lot Twelve (12)**

together with all easements and servient estates appurtenant thereto, and subject to covenants, easements and restrictions of record.

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.

Grantor does hereby covenant with grantees, and successors in interest, that grantor holds 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish 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: July 27<sup>th</sup>, 2026

Kristin K. Bascom  
Kristin K. Bascom

STATE OF IOWA )  
COUNTY OF Delaware ) SS:

This document was acknowledged before me on this 27<sup>th</sup> day of July, 2026, by Kristin K. Bascom, a single person.

Beth A Mackey  
Notary Public in and for State of Iowa



**BETH A MACKEY**  
Commission No. 796757  
My Commission Expires  
06/16/2028