Entered for taxation 18th day
of July AD 2017
Carla K. Becker, Auditor
By T. Hilderand, Deputy

Book 2017 Page 1973

Document 2017 1973 Type 03 001 Pages 2
Date 7/18/2017 Time 9:55:23AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $270.40
Rev Stamp# 281 DOV# 291

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared By: Steven E. Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, (563) 927-4164

Return & Send Property Tax Statement to: Wilfred J. Feltes and Marlene M. Feltes, 108 Neighbor Drive, Manchester, IA 52057

WARRANTY DEED

For $169,500.00 Dollar(s) and other valuable consideration, **GOOD NEIGHBOR SOCIETY,** an Iowa not for profit corporation, as Grantor, does hereby convey to Wilfred J. Feltes and Marlene M. Feltes, husband and wife, as joint tentants with full rights of survivorship and not as tenants in common, as Grantees, the following described real estate in Delaware County, Iowa:

Unit 4 and the undivided 14.285% interest in the Common Elements appurtenant to said Unit, in "Neighborhood Villas, A Condominium", according to Declaration of Submission Of Property To Horizontal Property Regime For Neighborhood Villas, A Condominium, recorded in Book 2017, Page 1549; same being located on Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), and Seven (7) of Good Neighbor Subdivision, City of Manchester, Delaware County, Iowa according to plat recorded in Book 2017, Page 1294.

A life estate in the Grantees for the joint lives of Grantees in Unit 4, in Neighborhood Villas, A Condominium, Delaware County, Iowa, together with an undivided percentage interest in and to the common areas and facilities appurtenant thereto, all as appears of record in the Declaration recorded in the Office of the County Recorder, Delaware County, Iowa, on June 5, 2017 in Book 2017, beginning at Page 1549, as may be amended, with the remainder interest reserved to Good Neighbor Society, an Iowa not for profit corporation, following the expiration of the life estate or other termination of the interest of the Grantee in the above-described property.

The land on which Neighborhood Villas, A Condominium in located is:

Lots 1 to 7, inclusive, Good Neighbor Subdivision, City of Manchester, Delaware County, Iowa

The Grantees shall have the use of the property for the life of the last survivor of the Grantees, subject to (i) the covenants, conditions, restrictions and easements of record, (ii) the rights and obligations set forth in the Declaration, described above, (iii) the terms and provisions of the Independent Living Agreement as may exist from time to time by and between Grantor and Grantees.

Grantees may not sell or transfer their interest in the above-described property without the prior written consent of Grantor.

The Grantor hereby covenants with Grantees, and successors 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. Each of the undersigned, if natural persons, hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases in this document, including the acknowledgment, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated July 14, 2017

GOOD NEIGHBOR SOCIETY
An Iowa not for profit corporation

By: Diane Hammell, President
Diane Hammell, President

By: Brad Kimmerle
Brad Kimmerle, Treasurer

STATE OF IOWA) ss:
COUNTY OF DELAWARE)

Acknowledged before me on July 14, 2017, by Diane Hammell, as President of **GOOD NEIGHBOR SOCIETY**, an Iowa not for profit corporation.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2019

NOTARY PUBLIC

STATE OF IOWA) ss:
COUNTY OF DELAWARE)

Acknowledged before me on July 14, 2017, by Brad Kimmerle, as Treasurer of **GOOD NEIGHBOR SOCIETY**, an Iowa not for profit corporation.

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2019

NOTARY PUBLIC