Book 2020 Page 1833

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information:

Daniel H. Swift, 108 N. Madison St., P.O. Box 207, Manchester, IA 52057, (563) 927-4901

Taxpayer Information:

Judy Wulfekuhle, 306 S. Chestnut St., Condominium 1, Unit 2, Edgewood, IA 52042

Return Document To:

Judy Wulfekuhle, 306 S. Chestnut St., Condominium 1, Unit 2, Edgewood, IA 52042

Grantors:

Edgewood Convalescent Home, Inc.

Grantee:

Judy Wulfekuhle

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Warranty Deed
(Corporate/Business Entity Grantor)

For the consideration of One Dollar and other valuable consideration, Edgewood Convalescent Home, Inc., An Iowa Code Chapter 490 Domestic For-Profit Corporation, organized and existing under the laws of the State of Iowa do hereby convey to Judy Wulfekuhle the following described Life Estate in real estate in Delaware County, Iowa:

A Life Estate in the Grantee in Unit Two (2) in Condominium One (1) in Chestnut Village Condominiums, a Unit of the Condominium, Delaware County, Iowa, together with an undivided one-fifth (1/5) interest in and to the Common Area and facilities appurtenant thereto, all as appears of record in the Declaration of Submission of Property to Horizontal Property Regime as recorded in the office of the Delaware County Recorder, Delaware County, Iowa, on the 22nd day of April 2020, in Book 2020, beginning at Page 1139, or as Instrument No. 2020 1139, as may be amended, with the remainder interest reserved to Edgewood Convalescent Home, Inc., an Iowa For-Profit Domestic Corporation, following the expiration of the Life Estate or other termination of the interest of the Grantee in the herein-described property.

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

The Grantee's Life Estate cannot be conveyed without the expressed written permission of ECH . In the event of the termination of the Life Estate before the death of the Grantee, ECH reserves the right, as the remainder interest holder, to compensate the Grantee for her discontinuance of use in the amount shown in this Deed as delivered. The Grantee may not convey, sublet, lease, or otherwise transfer her interest in her Life Estate without the expressed written permission of ECH .

If the Life Estate is terminated between January 1, 2020, and December 31, 2020, the Grantee, the Grantee s Estate, or her heirs, after the termination of the Life Estate shall receive $ 217,550.00.

If the Life Estate is terminated between January 1, 2021, and December 31, 2023, the Grantee, the Grantee s Estate, or her heirs, after the termination of the Life Estate shall receive $ 206,100.00.

If the Life Estate is terminated after January 1, 2024, the Grantee, the Grantee s Estate, or her heirs, after the termination of the Life Estate shall receive $ 194,650.00.

The Grantee hereby consents to the restrictions and covenants set forth in this Warranty Deed by the process of recording same with the Delaware County Recorder.

The Grantor hereby covenants with Grantee, 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.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

DATED THIS 30 DAY OF MAY 2020.

EDGEWOOD CONVALESCENT HOME, INC., A/K/A ECH , AN IOWA CODE CHAPTER 490 FOR-PROFIT CORPORATION

By _____
Kevin J. Perrinjaquet, President

STATE OF IOWA, COUNTY OF DELAWARE, ss:

This record was acknowledged before me on this 30 day of May 2020, by Kevin J. Perrinjaquet as President of Edgewood Convalescent Home, Inc. a/k/a ECH .

NOTARIAL SEAL IOWA
ROBERT J. PHILIPP
Commission Number 154854
MY COMM. EXP. 2-1-20

_____
Signature of Notary Public
Robert J. Philipp