Book 2025 Page 506
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Date 2/26/2025 Time 3:10:36PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $298.40

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared By: Jessie Tibbott, Good Neighbor Society, 105 McCarren Drive, Manchester, IA 52057, (563) 927-3907

Return & Send Property Tax Statement to: Good Neighbor Society, 105 McCarren Drive, Manchester, IA 52057, (563) 927-3907

SPECIAL WARRANTY DEED

For one dollar and other valuable consideration, Judy Shaw, as Grantor(s), does hereby convey to **GOOD NEIGHBOR SOCIETY,** an Iowa not for profit corporation, as Grantee, the following described real estate in Delaware County, Iowa:

All the right, title and interest of Grantor(s) in Grantor's life estate interest in Unit 8, 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 amended in BK 2019 page 421 and First Amendment To Declaration of Submission Of Property To Horizontal Property Regime For Neighborhood Villas, A Condominium, recorded in Book 2019, Page 421 and Second Amendment To Declaration of Submission Of Property To Horizontal Property Regime For Neighborhood Villas, A Condominium, recorder in Book 2022, Page 2302.

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
And
Lots 9 to 19, inclusive, Good Neighbor Subdivision Plat 2, City of Manchester, Delaware County, Iowa.
And
Lots 20, 21, 22, 23, 24, 25 and 26, Good Neighbor Home Subdivision Plat 3, City of Manchester, Delaware County, Iowa

The Grantor(s) hereby voluntarily terminate(s) the life estate interest of Grantor(s) in the above-described Unit and conveys to Grantee all interest of Grantor(s) in the title to and use of the above-described property, all subject to (i) the covenants, conditions, restrictions and easements of record, (ii) the rights and obligations set forth in the Declaration, as described above. Grantor hereby terminates the Independent Living Agreement as to the above-described Unit.

Grantor and Grantee acknowledge and agree (i) this conveyance is in accordance with the right of Grantee to acquire the interest of Grantor as set forth in the Declaration referenced

above and the Independent Living Agreement executed by and between Grantor and Grantee and (ii) upon execution of this deed, the Grantee shall hold title to the above described Unit free of any interest of the Grantor.

By accepting and recording this deed, Grantee consents to the termination of the Independent Living Agreement with Grantor.

___ [Initial if Applicable] The consideration for this deed is less than $500.

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.

The Grantor hereby covenants with Grantee, and successors in interest, to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under Grantor, 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 February 26, 2025

Grantor(s):

, POA

Name

NOTARIAL SEAL IOWA

MACKENZIE ENGELKEN
Commission Number 840633
My Commission Expires
7/7/2025

STATE OF IOWA) ss:
COUNTY OF DELAWARE)

Acknowledged before me on Date 2/26/2025 by Megan Shaw

NOTARY PUBLIC