Book 2025 Page 691

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Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $488.80

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Return & Send Property Tax Statement to: James and Janice Grundmeyer, 213 Marietta Lane, Manchester, IA 52057

# WARRANTY DEED

For $305,611.00 Dollars and other valuable consideration, **GOOD NEIGHBOR SOCIETY,** an Iowa not for profit corporation, as Grantor, does hereby convey to James Grundmeyer and Janice Grundmeyer, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, as Grantee, the following described real estate in Delaware County, Iowa:

**A life estate in the Grantee in Unit 16 and an undivided percentage 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, 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, recorded in Book 2022, Page 2695; 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, and on Lots Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18) and Nineteen (19) of Good Neighbor Subdivision Plat 2, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2019, Page 373, and on Lots Twenty (20), Twenty One (21), Twenty Two (22), Twenty Three (23), Twenty Four (24), Twenty Five (25), and Twenty Six (26) of Good Neighbor Home Subdivision Plat 3 A Subdivision Of Lot 20 Of Good Neighbor Home Subdivision Plat 2, And Part Of The SW 1/4 Of the SE 1/4 Section 28, T89N, R5W Of The Fifth P.M., City of Manchester, Delaware County, Iowa according to plat recorded in Book 2022, Page 2302 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 Grantee shall have the use of the property for the life of the Grantee, 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 Grantee.**

**Grantee may not sell or transfer its interest in the above-described property without the prior written consent of Grantor.**

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, 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 March 18, 2025.

**GOOD NEIGHBOR SOCIETY**
An Iowa not for profit corporation

By: _____
Terry Rauch, President

By: _____
Matthew Carpenter, Administrator

STATE OF IOWA )
) ss:
COUNTY OF DELAWARE )

Acknowledged before me on March 18, 2025, by Terry Rauch, as President of **GOOD NEIGHBOR SOCIETY**, an Iowa not for profit corporation.

MELINDA S. WILSON
Commission Number 826456
My Commission Expires
September 2, 2026

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NOTARY PUBLIC

STATE OF IOWA )
) ss:
COUNTY OF DELAWARE )

Acknowledged before me on March 19th 2025, by Matthew Carpenter, as Administrator of **GOOD NEIGHBOR SOCIETY**, an Iowa not for profit corporation.

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NOTARY PUBLIC

MACKENZIE ENGELKEN
Commission Number 840633
My Commission Expires
1/7/25