Book 2026 Page 1504
Document 2026 1504 Type 03 001 Pages 2
Date 6/04/2026 Time 2:21:10PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $276.00

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, Marcia Hawker, 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 12, 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.

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

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 Boo 2017, Page 1294

And

Lots Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19) of Good Neighbor Subdivision Plat 2, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2019, Page 373

And

Lots Twenty (20), Twenty One (21), Twenty Two (22), Twenty Three (23), Twenty Four (24), Twenty Five (25) and Twenty Six (26), 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 the plat recorded in Book 2022, Page 2302

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(s) hereby 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.**

The Grantor hereby covenants with Grantee, and successors in interest, that it hold 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 stated above. 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 1-1, 2026

Grantor(s):

Marcia Hawker

Name

STATE OF IOWA) ss:
COUNTY OF DELAWARE)

Acknowledged before me on Date 6/4, 2026 by Marcia Hawker.

Leticia M. Timmerman
NOTARY PUBLIC

NOTARIAL SEAL IOWA
LETICIA M. TIMMERMAN
Commission Number 752824
My Commission Expires
June 15, 2026