

Recorded: 5/11/2022 at 1:11:03.0 PM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$349.60  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 1509

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

**Preparer Information:** George A Davis, 225 1st Avenue East, Dyersville, IA 52040, Phone: 563-875-9112

**Taxpayer Information:** D. Hamilton Family Trust, 304 South Chestnut Street, Edgewood, Iowa 52042

**Return Document To:** D. Hamilton Family Trust, 304 South Chestnut Street, Edgewood, Iowa 52042

**Grantors:** Edgewood Convalescent Home, Inc.

**Grantees:** D. Hamilton Family Trust

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED**  
**(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of Ten Dollar(s) 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, does hereby Convey to the D. Hamilton Family Trust, the following described real estate in Delaware County, Iowa:

A Life Estate in the Grantees in Unit One (1) 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 22<sup>nd</sup> 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 Grantees in the herein-described property.

The Grantees shall have the use of the property for the life of the Grantees, 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 Grantees.

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

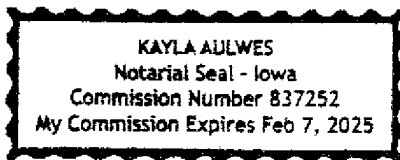
If the Life Estate is terminated at any time, the Grantees, the Grantees' Estate, or their heirs, after the termination of the Life Estate shall receive 85% of the purchase price of \$219,000.00.

The Grantees hereby consent 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 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.

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

Dated: 5-10-2022



Edgewood Convalescent Home, Inc., an Iowa corporation

By [Signature]  
Arthur A. Johnson, Secretary/Treasurer

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on 10<sup>th</sup> day May 2022,  
by Arthur A. Johnson, as Secretary/Treasurer, of Edgewood Convalescent Home, Inc. an Iowa corporation.

Kayla Aulwes  
Signature of Notary Public