



Book 2025 Page 1693

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$447.20

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: Sharon Judson and Dale Judson, 106 Neighbor Drive, Manchester, IA 52057

WARRANTY DEED

For one dollar and other valuable consideration, **GOOD NEIGHBOR SOCIETY**, an Iowa not for profit corporation, as Grantor, does hereby convey to **Dale E. Judson and Sharon K. Judson** as the **Trustee(s)** of the **Judson Family Trust, dated March 7, 2017**, as Grantee, the following described real estate in Delaware County, Iowa:

A life estate in the Grantee for the life of **Dale E. Judson and Sharon K. Judson** in Unit 3, 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 may be amended, 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 land on which Neighborhood Villas, A Condominium is 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 Book 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) 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 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

The Grantee shall have the use of the property for the life of the [Grantee][life of the last survivor of the Grantees], 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.

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 6-24, 2025

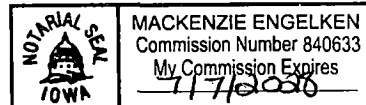
GOOD NEIGHBOR SOCIETY

An Iowa not for profit corporation

By: Terry Rauch
Terry Rauch, President

By: Charles Button
Charles Button, Vice President

STATE OF IOWA) ss:
COUNTY OF DELAWARE)



Acknowledged before me on June 24, 2025 by Terry Rauch, as President of **GOOD NEIGHBOR SOCIETY**, an Iowa not for profit corporation.

Mackenzie Engelken
NOTARY PUBLIC

STATE OF IOWA) ss:
COUNTY OF DELAWARE)

Acknowledged before me on June 24, 2025 by Charles Button, as Vice President of **GOOD NEIGHBOR SOCIETY**, an Iowa not for profit corporation.

Mackenzie Engelken
NOTARY PUBLIC

