



Book 2025 Page 2404

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**General Warranty Deed
Recorder's Cover Sheet**

Return Document To: Phil Rogers

413 East Butler Street, Manchester, IA 52057-1612

Prepared By:

Jonathan Bailie, Esq., NCLL

AT0016281

P.O. Box 5076, Largo, FL 33776

Grantor:

Manchester Methodist Church, an Iowa non-profit corporation

Grantee:

Rahab Ministries, an Iowa non-profit corporation

Document Type:

General Warranty Deed

Legal Description:

Lots 556 and 557, Manchester, Iowa, according to the plat recorded in Book I
L.D., Page 284.

Document or instrument number of previously recorded documents: N/A

NOTE: this cover page is prepared in compliance with Iowa Code section 331.606b. This cover page is provided for information purposes only.

Prepared By:

Jonathan Bailie, Esq., NCLL
AT0016281
PO Box 5076
Largo, FL 33776

After Recording Return To:

Phil Rogers
413 E Butler St
Manchester, IA 52057-1612

GENERAL WARRANTY DEED

This General Warranty Deed is made and entered into this 5 day of September, 2025, by Manchester Methodist Church, an Iowa non-profit corporation with its principal mailing address at 413 East Butler Street, Manchester, Iowa 52057 (the "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Grantor does hereby grant, bargain, sell, and convey unto Rahab Ministries, an Iowa non-profit corporation, with a mailing address of 413 East Butler Street, Manchester, Iowa 52057, and to its successors and assigns (the "Grantee"), the following described real estate located in Delaware County, State of Iowa, to wit:

See attached Exhibit A – Subject Parcel Legal Description.

TO HAVE AND TO HOLD the above-described premises, together with all appurtenances thereunto belonging, unto the said Grantee, and its successors and assigns forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances except as expressly stated herein; that Grantor has good and lawful right to sell and convey the same; and that Grantor will warrant and defend the title to said premises against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

This conveyance is made subject to the express condition that, in the event Rahab Ministries ceases to exist, is dissolved, or is no longer recognized as a nonprofit entity under Section 501(c)(3) of the Internal Revenue Code, then any interest in the above-described real property shall automatically revert to Manchester Methodist Church, or its legal successors or assigns, to be held and used exclusively for charitable or religious purposes consistent with the original intent of this conveyance.

Pursuant to Iowa Code § 428A.2(21), no transfer tax, declaration of value, or groundwater hazard statement is required for this conveyance, as the total consideration is less than \$500.00.

Additionally, there is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or hazardous substance located on the property. Accordingly, this conveyance is exempt from the requirement of a groundwater hazard statement under Iowa Code § 558.69.

This conveyance is further subject to all easements, covenants, conditions, restrictions, and reservations of record, if any. Grantor acquired title to the above-described property by instrument recorded in Document Book I L.D., Page 284, in the records of the Delaware County Recorder.

X

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed as of the day and year first above written.

Wayne Birkenholz
Signature

WAYNE BIRKENHOLZ
Printed

DIRECTOR
Title

Rahab Ministries

Duane Philgreen
Signature

Duane Philgreen
Printed

Director
Title

Rahab Ministries

Bruce Nodurft
Signature

Bruce Nodurft
Printed

Finance Chair
Title

Manchester Methodist Church

Charles Dighton
Signature

Charles Dighton
Printed

Trustee Chair
Title

Manchester Methodist Church

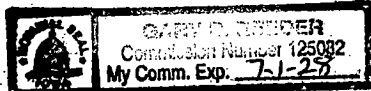
X

STATE OF IOWA

COUNTY OF DELAWARE

I, Gary D. Reeder, a Notary Public, in and for the State and County aforesaid, do hereby certify that on 9-5, 2025, Wayne Birkenholz, who is personally known to me ~~or who has produced a valid photo identification in the form of a~~

_____, personally appeared before me and, being duly sworn, says that he/she is a duly authorized agent of said named corporation, and as such, has the authority to act in and for said corporation, and that he/she signed the foregoing instrument on behalf of said corporation in the capacity herein stated and acknowledges the said writing to be the act and deed of said corporation.



(SEAL)

Gary D. Reeder

NOTARY PUBLIC

My Commission Expires: 7-1-28

STATE OF IOWA

COUNTY OF DELAWARE

I, Gary D. Reeder, a Notary Public, in and for the State and County aforesaid, do hereby certify that on 9-5, 2025, Duane Philgreen, who is personally known to me ~~or who has produced a valid photo identification in the form of a~~

_____, personally appeared before me and, being duly sworn, says that he/she is a duly authorized agent of said named corporation, and as such, has the authority to act in and for said corporation, and that he/she signed the foregoing instrument on behalf of said corporation in the capacity herein stated and acknowledges the said writing to be the act and deed of said corporation.



(SEAL)

Gary D. Reeder

NOTARY PUBLIC

My Commission Expires: 7-1-28

X

STATE OF IOWA

COUNTY OF DELAWARE

I, Gary D. Reeder, a Notary Public, in and for the State and County aforesaid, do hereby certify that on 9-5, 2025, Bruce Nodurft, who is personally known to me ~~or who has produced a valid photo identification in the form of a~~

_____, personally appeared before me and, being duly sworn, says that he/she is a duly authorized agent of said named corporation, and as such, has the authority to act in and for said corporation, and that he/she signed the foregoing instrument on behalf of said corporation in the capacity herein stated and acknowledges the said writing to be the act and deed of said corporation.



(SEAL)

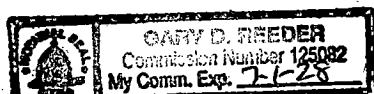
Gary D. Reeder
NOTARY PUBLIC
My Commission Expires: 7-1-28

STATE OF IOWA

COUNTY OF DELAWARE

I, Gary D. Reeder, a Notary Public, in and for the State and County aforesaid, do hereby certify that on 9-5, 2025, Charles Dighton, who is personally known to me ~~or who has produced a valid photo identification in the form of a~~

_____, personally appeared before me and, being duly sworn, says that he/she is a duly authorized agent of said named corporation, and as such, has the authority to act in and for said corporation, and that he/she signed the foregoing instrument on behalf of said corporation in the capacity herein stated and acknowledges the said writing to be the act and deed of said corporation.



(SEAL)

Gary D. Reeder
NOTARY PUBLIC
My Commission Expires: 7-1-28

X

EXHIBIT A
SUBJECT PARCEL LEGAL
DESCRIPTION

Lots Five Hundred Fifty-Six (556) and Five Hundred Fifty-Seven (557) Manchester, Iowa, according to the plat recorded in Book I L.D., Page 284.