

Recorded: 6/23/2026 at 10:54:52.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$447.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2026 PG: 1690

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

Return & Send Property Tax Statement to: Karen Davis, 210 Neighbor Dr., 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 **KAREN DAVIS**, a single person, as Grantee the following described real estate in Delaware County, Iowa:

**A life estate in the Grantee for the life of the Grantee 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: (i) the Declaration recorded in the Office of the County Recorder, Delaware County, Iowa, on June 5, 2017, in Book 2017, Page 1549, as amended by (ii) the First Amendment to Declaration of Submission of Property to Horizontal Property Regime for Neighborhood Villas, A Condominium, effective as of February 14, 2019 and recorded on February 27, 2019 in Book 2019 Page 421 of the records in the office of the Delaware County, Iowa Recorder; and (iii) the Second Amendment to Declaration of Submission of Property to Horizontal Property Regime for Neighborhood Villas, A Condominium, recorded in Book 2022, Page 2695 of the records in the office of the Delaware County, Iowa Recorder (collectively, the "Declaration") , 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 1 to 7, inclusive, Good Neighbor Subdivision, City of Manchester, Delaware County, Iowa, according to the plat recorded in Book 2017, Page 1294;**

**Lots 9 to 19, inclusive, Good Neighbor Subdivision Plat 2, City of Manchester, Delaware County, Iowa, according to the plat recorded in Book 2019, Page 373;**

**Lots 20 to 26, inclusive, Good Neighbor Home Subdivision Plat 3 A Subdivision of Lot 20 of Good Neighbor Home Subdivision Plat 2 and a Part of the SW ¼ of the SE ¼ of 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, City of Manchester, Delaware County, Iowa.**

**The Grantee[s] shall have the use of the property for the [joint lives] [life] of the Grantee[s], 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[s].**

Grantee[s] 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 June 18<sup>th</sup>, 2026.

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

By: [Signature]  
Name: Katie Edgington  
Title: CEO

STATE OF IOWA ) ss:  
COUNTY OF DELAWARE )

Acknowledged before me on June 5<sup>th</sup>,  
2026, by Katie Edgington,  
as the CEO of  
**GOOD NEIGHBOR SOCIETY**, an Iowa not for  
profit corporation.

[Signature]  
NOTARY PUBLIC

