

Recorded: 6/26/2026 at 3:28:00.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 1745

AFFIDAVIT OF DEATH TERMINATING LIFE ESTATE
Recorder's Cover Sheet

Preparer Information: Steven E. Carr, 117 S Franklin Street, PO Box 333, Manchester, IA 52057, Phone: 563-927-4164

Taxpayer Information: James Grundmeyer, 213 Marietta Lane, Manchester, Iowa 52057

Return Document To: Good Neighbor Society, 105 McCarren Dr., Manchester, Iowa 52057

Grantors:

Janice Grundmeyer

Grantees:

Good Neighbor Society, an Iowa not for profit corporation

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



AFFIDAVIT OF DEATH TERMINATING LIFE ESTATE

STATE OF IOWA, COUNTY OF DELAWARE, ss:

I, Jessie Tibbott, being first duly sworn on oath, depose and state as follows:

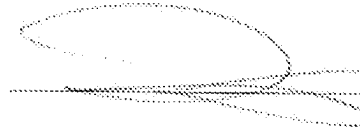
1. That I was well and personally acquainted with Janice Grundmeyer and that the said Janice Grundmeyer died on or about June 6, 2025, thereby terminating the LIFE ESTATE held by such decedent in the following described real estate:

Unit 16 and an undivided percentage interest in the Common Elements appurtenant to said unit, in "Neighborhood Villas, A Condominium", according to Declaration of Submission Of Property To Horizontal Property Regime For Neighborhood Villas, A Condominium, recorded in Book 2017, Page 1549, and First Amendment To Declaration of Submission Of Property To Horizontal Property Regime For Neighborhood Villas, A Condominium, recorded in Book 2019, Page 421, and Second Amendment To Declaration of Submission Of Property To Horizontal Property Regime For Neighborhood Villas, A Condominium, recorded in Book 2022, Page 2695; same being located on 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 on 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 on 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

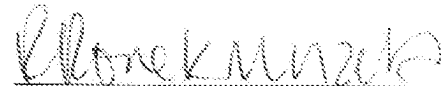
2. Title to the above real estate has passed to: Good Neighbor Society, an Iowa not for profit corporation subject to the life estate of James Grundmeyer by virtue of:

Warranty Deed dated March 18, 2025 and filed for record on March 19, 2025 in Book 2025, Page 691.

3. I hereby request that the auditor enter this information on the transfer books.


Jessie Tibbott

Signed and sworn to (or affirmed) before me on 3/19/2024, by Jessie Tibbott.


Signature of Notary Public

