

Recorded: 7/1/2026 at 10:36:11.0 AM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$12.44  
Combined Fee: \$34.44  
Revenue Tax: \$484.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2026 PG: 1799

*(Recorder's Cover Sheet)*

**Preparer information:** *Jessie Tibbott, Good Neighbor Society 105 McCarren Drive, Manchester, IA, 52057*

**Taxpayer information:** *Gerald and Betty Ries, 213 Marietta Lane, Manchester, IA, 52057*

**Return Document to:** *Jessie Tibbott, Good Neighbor Society, 105 McCarren Drive, Manchester, IA, 52057*

**Grantors:** *Good Neighbor Society*

**Grantees:** *Gerald Ries and Betty Ries*

**Legal Description is located on page: 2**

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

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

Return & Send Property Tax Statement to: Gerald and Betty Ries 213 Marietta Lane, Manchester, IA 52057, (563) 927-3907

### **SPECIAL WARRANTY DEED**

For one dollar and other valuable consideration, **GOOD NEIGHBOR SOCIETY**, an Iowa not for profit corporation, as Grantor(s), does hereby convey to Gerald Ries and Betty Ries, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, as Grantee, the following described real estate in Delaware County, Iowa:

A life estate in the Grantee in Unit 17 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 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 Grantor(s) hereby voluntarily terminate(s) the life estate interest of Grantor(s) in the above-described Unit and conveys to Grantee all interest of Grantor(s) in the title to and use of the above-described property, all subject to (i) the covenants, conditions, restrictions and easements of record, (ii) the rights and obligations set forth in the Declaration, as described above. Grantor hereby terminates the Independent Living Agreement as to the above-described Unit.

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

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, to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under Grantor, 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 April 24, 2026.

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

BY: Katie Edgington

Katie Edgington, CEO

STATE OF IOWA

) ss:

COUNTY OF DELAWARE

)

NOTARY PUBLIC

Acknowledged before me on Date     , 20, by Katie Edgington, as CEO of **GOOD NEIGHBOR SOCIETY**, an Iowa not for profit corporation.

Rachel Ronek Menard  
NOTARY PUBLIC

