

Recorded: 8/31/2026 at 1:27:32.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2545

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

Return & Send Property Tax Statement to: JANICE FRIESEN and MARVIN FRIESEN 105 MASON CT,
Manchester, IA 52057

WARRANTY DEED

For one dollar and other valuable consideration, **MARVIN J. FRIESEN and JANICE E. FRIESEN**, husband and wife, as Grantors, do hereby convey to **KEVIN FRIESEN**, as the Trustee of the **FRIESEN IRREVOCABLE TRUST**, dated **AUGUST 20, 2026**, as Grantee, the following described real estate in Delaware County, Iowa:

A life estate in the Grantee for the *joint lives of both JANICE FRIESEN and MARVIN FRIESEN* in Unit 21 , 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 1 to 7, inclusive, Good Neighbor Subdivision, City of
Manchester, Delaware County, Iowa**

And

**Lots 9 to 19, inclusive, Good Neighbor Subdivision Plat 2, City of
Manchester, Delaware County, Iowa.**

And

**Lots 20 to 26, inclusive, Good Neighbor Subdivision Plat 3, City of
Manchester, Delaware County, Iowa.**

The Grantee shall have the use of the property for the life of the life of the last survivor of the Grantors, 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 Good Neighbor Society, an Iowa not for profit corporation.

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.

This deed is exempt from transfer tax under Exemption 21 as the consideration for this deed is less than \$500.00.

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 8/20/2026, 2026.

Marvin J. Friesen
Marvin J. Friesen

Janice E. Friesen
Janice E. Friesen

State of Iowa)
County of Delaware) ss:

Acknowledged before me on August 20th, 2026 by Marvin J. Friesen and Janice E. Friesen, Husband and Wife

Rachel Ronek Menard
Notary Public

