



CONSIDERATION \$731,250

BK: 2022 PG: 3329

Recorded: 11/17/2022 at 9:04:17.0 AM

Pages 3

County Recording Fee: \$22.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$25.00

Revenue Tax: \$1,169.60

LISA SMITH RECORDER

Madison County, Iowa

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Krystal R. Mikkilineni, Dentons Davis Brown, 215 10th Street, Des Moines, IA 50309; Phone: (515) 246-7943

Taxpayer Information: (name and complete address)

Blue Care PropCo Winterset - East, LLC, an Iowa limited liability company, 36 Airport Rd s206, Lakewood, NJ 08701

Return Document To: (name and complete address)

Preparer

Grantor:

QHC Winterset North, LLC, an Iowa limited liability company

Grantee:

Blue Care PropCo Winterset - East, LLC, an Iowa limited liability company

Legal Description: See Page 2

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, QHC Winterset North, LLC, an Iowa limited liability company ("Grantor"), does hereby Convey to Blue Care PropCo Winterset - East, LLC, an Iowa limited liability company ("Grantee"), the following described real estate in Madison County, Iowa:

Commencing at the Southwest corner of the Northwest Fractional Quarter (¼) of the Northwest Fractional Quarter (¼) of Section Thirty-one (31) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence South 88°37' East, 935.1 feet along the South line of said Northwest Fractional Quarter (¼) of the Northwest Fractional Quarter (¼) to the point of beginning, thence continuing South 88°37' East, 347.2 feet, thence North 506.5 feet, thence North 88°37' West, 347.2 feet, thence South 506.5 feet to the point of beginning, containing 4.0359 acres and is situated in the Northwest Fractional Quarter (¼) of the Northwest Fractional Quarter (¼) of Section Thirty-one (31) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa.

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 given pursuant to the Order Authorizing: (I) the Sale of the Debtors' Assets Free and Clear of Liens, Claims and Encumbrances; (II) the Assumption and Assignment of Certain Executory Contracts and Unexpired Leases; and (III) Approving the Debtors' Settlement Agreement with the United States, entered on November 2, 2022 as Docket No. 497 by the United States Bankruptcy Court, Southern District of Iowa, in *In re QHC Facilities, LLC et al.*, Case No. 21-01643-als11 (the "Sale Order"). The Sale Order authorizes the sale of the Grantor's real property set forth in this deed to Grantee, free and clear of all liens, claims and encumbrances.

Grantor does Hereby Covenant with Grantee, and successors in interest, that Grantor 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 Grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 11/14, 2022

One Signature Page Follows

Signature Page – Warranty Deed

QHC Winterset North, LLC,
an Iowa Limited Liability Company

By: [Signature]
Name: Mark Hidelbaugh
Title: Managing member

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me this 14 day of November, 2022,
by Mark Hidelbaugh, as managing member of QHC Winterset North, LLC 411 East
Lane Street Winterset, Iowa 50273.



[Signature]
Signature of Notary Public
My Commission expires 08/20/2024