



BK: 2022 PG: 3487  
Recorded: 12/7/2022 at 9:10:25.0 AM  
Pages 3  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax:  
LISA SMITH RECORDER  
Madison County, Iowa

**ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS,  
SECURITY AGREEMENT AND FIXTURE FILING**

**Recorder's Cover Sheet**

**Preparer Information:**

Jeff W. Courter, Nyemaster Goode, P.C., 700 Walnut, Suite 1600, Des Moines, Iowa 50309 (515) 283-8048

**Taxpayer Information:**

Lincoln Savings Bank, 360 Westfield Ave., Suite 6, Waterloo, IA 50701

**Return Document To:**

Jeff W. Courter, Nyemaster Goode, P.C., 700 Walnut, Suite 1600, Des Moines, Iowa 50309

**Assignor:**

QHC Facilities, LLC

**Assignee:**

Lincoln Savings Bank

**Legal Description:** See Exhibit "A" on page 3.

**Document or Instrument Number of previously recorded documents:** Book 2022, Page 3330

FOR VALUE RECEIVED, QHC Facilities, LLC, ("Assignor") hereby sells, transfers, assigns, delivers, sets-over and conveys to Lincoln Savings Bank ("Assignee"), its successors and assigns, without recourse to Assignor and without representations, warranties or covenants, express or implied, by Assignor, except as set forth in that certain Settlement Agreement dated effective as of November 16, 2022, between Assignor and Assignee (among others), all right, title and interest of Assignor in and to a certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing executed by Blue Care PropCo Winterset - East, LLC, as Mortgagor, in favor of Assignor, as Mortgagee, on November 11, 2022, and recorded on November 17, 2022 in the office of the County Recorder for Madison County, Iowa, in Book 2022, Page 3330.

**BEVERLY JO LETT**  
Commission Number 778858  
My Commission Expires  
June 12, 2005

## **EXHIBIT A**

### **Legal Description**

Commencing at the Southwest corner of the Northwest Fractional Quarter ( $\frac{1}{4}$ ) of the Northwest Fractional Quarter ( $\frac{1}{4}$ ) 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  $88^{\circ}37'$  East, 935.1 feet along the South line of said Northwest Fractional Quarter ( $\frac{1}{4}$ ) of the Northwest Fractional Quarter ( $\frac{1}{4}$ ) to the point of beginning, thence continuing South  $88^{\circ}37'$  East, 347.2 feet, thence North  $506.5$  feet, thence North  $88^{\circ}37'$  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 ( $\frac{1}{4}$ ) of the Northwest Fractional Quarter ( $\frac{1}{4}$ ) 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.