

BK: 2023 PG: 1834
Recorded: 8/8/2023 at 9:31:54.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

SPACE ABOVE THIS LINE FOR RECORDER

Return to Preparer: Jeffrey W. Courter, 700 Walnut Street, Ste. 1600, Des Moines, IA 50309 (515) 283-8048
Address Tax Statements: Lincoln Savings Bank, c/o Adam Boeding, 1375 SW State Street, Ankeny, IA 50023

WARRANTY DEED

For the consideration of ****ONE DOLLAR**** and other valuable consideration, **Blue Care PropCo Winterset - East, LLC**, an Iowa limited liability company ("**Grantor**"), does hereby convey to **Lincoln Savings Bank** ("**Grantee**"), all of its interest in the following described real estate in Madison County, Iowa:

See legal description on Exhibit "A" attached hereto and incorporated by reference.

Locally known as: 411 East Lane Street, Winterset, IA 50273

Subject to: Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing to QHC Facilities, LLC recorded November 17, 2022 in Book 2022, Page 3330, subsequently assigned to Lincoln Savings Bank by virtue of an Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing recorded December 7, 2022 in Book 2022, Page 3487, in Office of the Madison County, Iowa Recorder.

Exempt Instrument: This Warranty Deed is exempt from Declaration of Value and Transfer Tax pursuant to Iowa Code Section 428A.2(18) as a deed in lieu of foreclosure.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that is 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. The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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: 7/31, 2023.

GRANTOR:

BLUE CARE PROPCO WINTERSET - EAST, LLC,
an Iowa limited liability company

By: [Signature]
Print: **Sehmuel Haikins**
Title: Authorized Signatory

STATE OF NEW JERSEY, COUNTY OF Deen, SS.:

BE IT REMEMBERED, that on this 31st day of July, 2023 before me, the subscriber, personally appeared Sehmuel Haikins, who acknowledged under oath, to my satisfaction, that this person: (a) is an Authorized Signatory of Blue Care PropCo Winterset - East, LLC, the Iowa limited liability company named in this instrument and is authorized to sign this instrument on behalf of the limited liability company; and (b) as such Authorized Signatory, signed, sealed and delivered this instrument as the voluntary act and deed of the limited liability company, made by virtue of authority from all of its members and/or managers.

[Signature]
Signature of Notarial Officer

Holly J. Speight
Name of Notary Public

Notary Public, State of New Jersey

My Commission Expires: 7/2/2026

Stamp

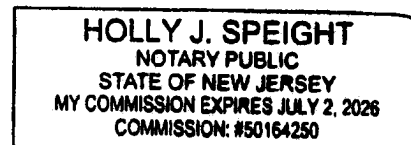


EXHIBIT "A"

LEGAL DESCRIPTION

A tract of land located 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, more particularly described as follows, to-wit: Commencing at the Southwest corner of the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of said Section Thirty-one (31), 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.