

BK: 2023 PG: 1838
Recorded: 8/8/2023 at 11:31:44.0 AM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
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 - West, 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: 209 W. Jefferson St., Winterset, IA 50273

Subject to: Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing to QHC Facilities, LLC recorded November 17, 2022 at Book 2022, Page 3332, 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 at Book 2022, Page 3486, 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 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. 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 - WEST, LLC,
an Iowa limited liability company

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

STATE OF NEW JERSEY, COUNTY OF Ocean, 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 - West, 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: July 2, 2026

Stamp

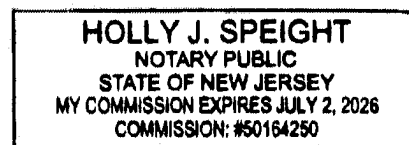


EXHIBIT "A"

LEGAL DESCRIPTION

Units #101, #102, #103, #104, #106, #107, #108, #201, #202, #203, #204, #205, #206, #208, #301, #302, #303, #304, #305, #306, #307, and #308 of JEFFERSON PLACE in the City of Winterset, Madison County, Iowa, and an undivided interest in the common elements and areas of Jefferson Place, as shown in the Declaration of Condominium of Jefferson Place filed for record on April 14, 1995 in Town Lot Deed Record 60 at page 159 in the Madison County Recorder's Office (and any supplements and amendments thereto).

Residential and Garage Unit #207 of JEFFERSON PLACE in the City of Winterset, Madison County, Iowa, and an undivided interest in the common elements and areas of Jefferson Place as shown in the Declaration of Condominium of Jefferson Place filed for record on April 14, 1995, in Town Lot Deed Record 60, Page 159, in the Madison County Recorder's Office (and any supplements and amendments thereto).

Also known as All Units in JEFFERSON PLACE as shown in the Declaration of Condominium of Jefferson Place filed for record on April 14, 1995 in Town Lot Deed Record 60 at page 159 in the Madison County Recorder's Office, being located on Lots 6, 7, and 8 in Block 9 of the Original Town of Winterset.

And

Lots 6, 7, and 8 in Block 9 of the Original Town of Winterset.