

BK: 2025 PG: 3509
Recorded: 12/23/2025 at 2:19:47.0 PM
Pages 8
County Recording Fee: \$47.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$50.00
Revenue Tax: \$1,719.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Recorder's Cover Sheet

TITLE OF DOCUMENT: Special Warranty Deed

Preparer Information:

(name, address, phone number)

Joe A. Goldberger / North Shore Legal
13460 N. Silver Fox Drive
Mequon, WI 53097 Phone Number: (262) 241-8545

Taxpayer Information:

(name, address)

Premier Winterset IA, LLC
3120 Gateway Road
Brookfield, WI 53045

Return Address:

(name, address)

North Shore Legal, Attn: Joe A. Goldberger
13460 N. Silver Fox Drive
Mequon, WI 53097

Grantor(s):

Winterset IV, Limited Partnership
an Iowa limited partnership

Grantee(s):

Premier Winterset IA, LLC
a Wisconsin limited liability
company

Legal description:

(or page number location)

See page 4

When recorded, return to:
North Shore Legal
13460 N. Silver Fox Drive
Mequon, Wisconsin 53097
Attn: Joe A. Goldberger

SPECIAL WARRANTY DEED

This Special Warranty Deed, made as of this 11th day of December, 2025, is made by Winterset IV, Limited Partnership, an Iowa limited partnership, having an address of 4745 North 7th Street, Suite 110, Phoenix, AZ 85014 ("Grantor") and Premier Winterset IA, LLC, a Wisconsin limited liability company, whose address is 3120 Gateway Road, Brookfield, Wisconsin 53045 ("Grantee").

WITNESSETH

For and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents, sell and convey unto the said Grantee and its successors and assigns its interest in that certain real estate located in the County of Madison, City of Winterset, State of Iowa, and more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

Grantor covenants and warrants specially the Property and will forever warrant and defend the Property against the claims and demands of Grantor and all persons claiming by, through or under Grantor, but no other. This conveyance is made subject to those matters set forth on Exhibit B attached hereto and made a part hereof.

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.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, forever. And said Grantor, for itself, its successors and assigns, does hereby covenant, promise and agree to and with said Grantee, that at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the

above granted and described Property, with the appurtenances being free, clear, discharged and unencumbered, except as set forth above; and that it will warrant and forever defend the same unto the said Grantee, its successors and assigns, against said Grantor, its successors and all and every person or persons whomsoever, lawfully claiming or to claim the same by, through or under the Grantor.

Tax bills should be sent to the Grantee at 3120 Gateway Road, Brookfield, Wisconsin 53045.

[Signature Page Follows]

IN WITNESS WHEREOF, the said Grantor has hereunto executed this Special Warranty Deed the day and year first above written.

GRANTOR:

WINTERSET IV, LIMITED PARTNERSHIP,
an Iowa limited partnership

By: WESCAP Investments, Inc., an Arizona corporation
Its: Managing General Partner

By: William E. Spreitzer
Name: William E. Spreitzer
Title: President

STATE OF ARIZONA)
)
) : ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 9th day of December, 2025 by William E. Spreitzer, President, WESCAP Investments Inc., an Arizona corporation, as managing general partner of Winterset IV, Limited Partnership, an Iowa limited partnership, on behalf of said limited partnership.

NOTARY PUBLIC
STATE OF ARIZONA
My Commission Expires: March 19, 2029

My Commission Expires: March 19, 2029

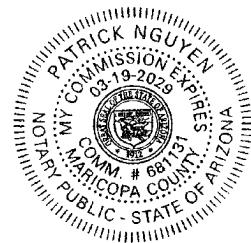


EXHIBIT "A" TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF PROPERTY

The Land referred to herein below is situated in the County of MADISON, State of Iowa, and is described as follows:

Lot One (1) of Candle Ridge Subdivision to the City of Winterset, Madison County, Iowa.

EXHIBIT "B" TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

EXHIBIT B
PERMITTED ENCUMBRANCES

1. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
2. The lien of the General Taxes for the year 2025-2026, and thereafter.
3. Special assessments, if any, not yet certified to the County Treasurer, none now due and payable.
4. Statement and Notice by the Madison County Soil Conservation District to the Public of Existence of Cost-Sharing Agreements Under Statute 467A.7(16), Iowa Code, recorded April 21, 1981, in Book 33 of Misc. Records, Page 488.

Amended and Substituted Statement and Notice by the Madison County Soil Conservation District to the Public of Existence of Cost-Sharing Agreements under Statute 467A.7(16), Iowa Code, recorded August 14, 1981, in Book 33 of Misc. Records, Page 665.

5. Notice of Filing of Soil and Water Resource Conservation Plan, Madison Soil and Water Conservation District Soil and Water Resource Conservation Plan Developed May, 1991, recorded August 5, 1992, in Book 41 of Misc. Records, Page 68.
6. Easement for utility purposes, as shown on the recorded Final Plat of Northwest Development Plat 2 recorded June 27, 1991, in Book 2 of Town Plat Records, Page 117.
7. Declaration of Land Use Restrictive Covenants For Affordable Housing Tax Credits dated December 14, 1998, recorded December 21, 1998, in Book 62 of Deed Records, Page 837.

Amended by Amended Declaration of Land Use Restrictive Covenants for Affordable Tax Credits dated December 29, 2000, recorded February 20, 2001, in Book 2001, Page 559.

Verified Claim by the Iowa Finance Authority, a public agency of the State of Iowa dated May 9, 2018, recorded May 9, 2018, in Book 2018, Page 1459.

8. Plat and Certificate for Candle Ridge Subdivision to the City of Winterset, Iowa, dated September 3, 1999;
Dedication of Plat of Candle Ridge Subdivision, dated August 11, 1999;
Title Opinion of Attorney at Law, dated August 10, 1999;
Certificate of the County Treasurer of Madison County, Iowa, dated September 3, 1999;
Resolution Approving Final Plat of Candle Ridge Subdivision to the City of Winterset, Madison County, Iowa, dated August 2, 1999; all recorded September 9, 1999, in Book 63 of Deed Records, Page 386.

9. Easement for sanitary sewer purposes, as shown on the recorded Final Plat of Candle Ridge Subdivision, recorded September 9, 1999, in Book 2 of Town Plats, Page 411.
10. Rights of tenants under unrecorded leases.