

BK: 2025 PG: 3510
Recorded: 12/23/2025 at 2:20:04.0 PM
Pages 5
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

**ASSIGNMENT AND ASSUMPTION OF DECLARATION OF LAND USE
RESTRICTIVE COVENANTS FOR AFFORDABLE HOUSING TAX CREDITS**

**Document prepared by, and after
recording, please return to:**

Tyler W. Barnard
Iowa Finance Authority
1963 Bell Avenue, Suite 200
Des Moines, IA 50315
(515) 452-0418

Assignor: Winterset IV, Limited Partnership

Assignee: Premier Winterset IA, LLC

LEGAL DESCRIPTION: *See Exhibit A*

LIHTC Contract Number: Project # 98-62

LIHTC Contract Owner: Winterset IV, Limited Partnership

**ASSIGNMENT AND ASSUMPTION OF DECLARATION OF LAND USE
RESTRICTIVE COVENANTS FOR AFFORDABLE HOUSING TAX CREDITS**

Effective Date: 12/11/2025

FOR VALUABLE CONSIDERATION, Winterset IV, Limited Partnership, an Iowa limited partnership, ("Assignor"), hereby sells, assigns, and transfers unto Premier Winterset IA, LLC, a Wisconsin limited liability company, ("Assignee"), Assignor's interest as Owner in that certain Declaration of Land Use Restrictive Covenants for Affordable Housing Tax Credits in favor of the Iowa Finance Authority, a public agency of the State of Iowa, filed with the Madison County Recorder on December 21, 1998, in book 62 at page 837 (the "LURA"), as amended, encumbering the real estate described in the LURA and described in *Exhibit A* attached hereto.

By execution hereof, Assignee hereby assumes and agrees to keep and perform all the terms, covenants, and conditions made or assumed by Assignor in the LURA and any amendments thereto, from and after the date hereof.

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[Exhibit Follows]

EXHIBIT A

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

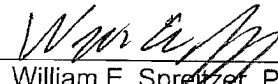
Also described as:

The South Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-Six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except Lot One (1) of Northwest Development Plat-2, said Lot One (1) more particularly described as: Commencing at the North Quarter Corner of Section Thirty-Six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence South 00 degrees 00'00" 394.06 feet along the West line of the Northeast Quarter (1/4) of said Section Thirty-six (36); thence South 90 degrees 00'00" East 50.00 feet to the Point of Beginning; thence South 00 degrees 00'00" 270.00 feet; thence South 89 degrees 43'03" East 300.00 feet along the North line of the Northwest Development Plat 1; thence North 00 degrees 00'00" 270.00 feet; thence North 89 degrees 43'03" West 300.00 feet to point of Beginning, said excepted parcel of land containing 80,999 square feet.

ASSIGNOR

Winterset IV, Limited Partnership, an
Iowa limited partnership

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

By: 
William E. Spreitzer, President

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

This record was acknowledged before me on this 9th day of December, 2025, by William E. Spreitzer, the President of WESCAP Investments, Inc., an Arizona corporation, the Managing General Partner of Winterset IV, Limited Partnership, an Iowa limited partnership.



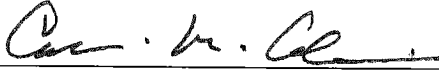


Signature of Notary Public

ASSIGNEE

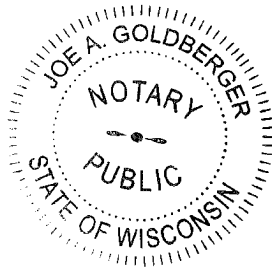
Premier Winterset IA, LLC, a Wisconsin limited liability company

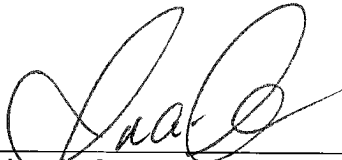
By: Premier Minnesota, LLC, a Minnesota limited liability company
Its Sole Member

By: 
Name: Calvin M. Akin, Chief Manager

STATE OF WISCONSIN)
)
COUNTY OF WAUKESHA)

This record was acknowledged before me on December 10, 2025, by Calvin M. Akin, as Chief Manager of Premier Minnesota, LLC, a Minnesota limited liability company, the Sole Member of Premier Sugar Creek Waukee IA, LLC, a Wisconsin limited liability company.




Joe A. Goldberger
Notary Public, State of Wisconsin
My commission is permanent