

CONSIDERATION \$436,560

BK: 2019 PG: 2995
Recorded: 9/19/2019 at 10:49:50.0 AM
Pages 4
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$698.40
LISA SMITH RECORDER
Madison County, Iowa

RECORDER'S COVER SHEET

Type of Document: Limited Warranty Deed

Tax Statement Address:

SNF Winterset PropCo, LLC
c/o Azria Health Management, LLC
702 S. Highway 6
Gretna, NE 68028

Prepared by:

Ashley H. Brooks
Sullivan & Worcester LLP
One Post Office Square
Boston, MA 02109
617-338-2412

Return Document to:

Flanagan & Associates, L.L.C.
7611 State Line Road, Suite 301
Kansas City, MO 64114
Attention: Michael F. Flanagan, Esq.

Grantor: SPTIHS PROPERTIES TRUST

Grantee: SNF WINTERSET PROPCO, LLC

Legal Description: See Exhibit A attached hereto.

Tax Parcel ID No. _____

LIMITED WARRANTY DEED

THIS DEED is made as of September 17, 2019, by SPTIHS PROPERTIES TRUST, a Maryland real estate investment trust (“**Grantor**”), to and for the benefit of SNF WINTERSET PROPCO, LLC, an Iowa limited liability company (“**Grantee**”).

WITNESSETH, that Grantor, in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does by these presents SELL AND CONVEY unto the Grantee and its successors and assigns, all of the following described lots, tracts or parcels of land, lying, being and situate in the County of Madison and State of Iowa, to wit:

See Exhibit A attached hereto and made a part hereof (the “Property”).


Together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting property; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property.

This conveyance of the Real Estate is made subject to (i) any and all rights-of-way, liens, claims, commitments, covenants, conditions and restrictions, agreements and encumbrances of record, and easements visible upon the Property (ii) any and all matters that would be disclosed by an accurate survey or physical inspection of the Real Estate, (iii) the rights of tenants under the leases, and (iv) the lien for non-delinquent real estate taxes and assessments.

TO HAVE AND TO HOLD the premises aforesaid together with all and singular, the rights, privileges, appurtenances, and immunities thereto belonging or in any wise appertaining, unto said Grantee and its successors and assigns forever; the said Grantor hereby covenanting that the said premises are free and clear from any encumbrance created by Grantor except as herein stated above; and that Grantor will warrant and defend the title to the said premises unto said Grantee against the lawful claims and demands of all persons claiming against said premises by or under Grantor.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed as of the day and year first above written.

SPTIHS PROPERTIES TRUST,
a Maryland real estate investment trust

By: 
Jennifer F. Francis
President

COMMONWEALTH OF MASSACHUSETTS)
) ss.
COUNTY OF MIDDLESEX)

The foregoing instrument was acknowledged before me this 10 day of September, 2019, by Jennifer F. Francis, the President of SPTIHS PROPERTIES TRUST, a Maryland real estate investment trust, on behalf of such real estate investment trust.


Notary Public

Residing at: 255 Washington St.
Newton, MA 02458

My commission expires: 4/11/25

Upon Recording Return to:

Flanagan & Associates, L.L.C.
7611 State Line Road, Suite 301
Kansas City, MO 64114
Attention: Michael F. Flanagan, Esq.

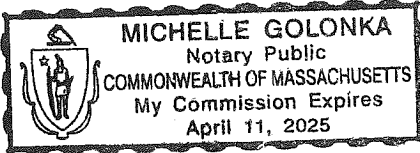


EXHIBIT A
TO LIMITED WARRANTY DEED

LEGAL DESCRIPTION

The East 459.65 feet of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter, except the North 25 feet of the East 25 feet thereof, and except the South 165 feet of the East 132 feet thereof, of Section 36, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa.