

BK: 2022 PG: 3331
Recorded: 11/17/2022 at 9:22:44.0 AM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$1,439.20
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Krystal R. Mikkilineni, Dentons Davis Brown, 215 10th Street, Des Moines, IA 50309; Phone:
(515) 246-7943

Taxpayer Information: (name and complete address)

Blue Care PropCo Winterset - West, LLC, an Iowa limited liability company, 36 Airport Rd
s206, Lakewood, NJ 08701

Return Document To: (name and complete address)

Preparer

Grantor:

QHC Madison Square, LLC, an Iowa Limited Liability Company

Grantee:

Blue Care PropCo Winterset - West, LLC, an Iowa limited liability company

Legal Description: See Page 2

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, QHC Madison Square, LLC, an Iowa Limited Liability Company (“Grantor”), does hereby Convey to Blue Care PropCo Winterset - West, LLC, an Iowa limited liability company (“Grantee”), the following described real estate in Madison County, Iowa:

Unit #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 22/23rd 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.

Residential and Garage Unit #207 of the Jefferson Place in the City of Winterset, Madison County, Iowa, and an undivided 1/23rd interest in the common elements and areas of Jefferson Place as shown in the Declaration of Condominium 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.

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.

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.

This deed is given pursuant to the Order Authorizing: (I) the Sale of the Debtors’ Assets Free and Clear of Liens, Claims and Encumbrances; (II) the Assumption and Assignment of Certain Executory Contracts and Unexpired Leases; and (III) Approving the Debtors’ Settlement Agreement with the United States, entered on November 2, 2022 as Docket No. 497 by the United States Bankruptcy Court, Southern District of Iowa, in *In re QHC Facilities, LLC et al.*, Case No. 21-01643-als11 (the “Sale Order”). The Sale Order authorizes the sale of the Grantor’s real property set forth in this deed to Grantee, free and clear of all liens, claims and encumbrances.

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.

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.

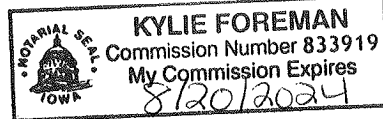
Dated: 11/14, 2022

QHC Madison Square, LLC,
an Iowa Limited Liability Company

By: [Signature]
Name: Mark Hidlebaugh
Title: Managing member

STATE OF Iowa, COUNTY OF Madison Polk

This record was acknowledged before me this 14 day of November, 2022, by mark Hidlebaugh, as managing member of QHC Madison Square, LLC, an Iowa Limited Liability Company.



[Signature]
Signature of Notary Public
My Commission expires 08/20/2024