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Pages 3

County Recording Fee: \$17.00 Iowa E-Filing Fee: \$3.00 Combined Fee: \$20.00

**Revenue Tax:** 

LISA SMITH RECORDER Madison County, Iowa

# ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING

## Recorder's Cover Sheet

## **Preparer Information:**

Jeff W. Courter, Nyemaster Goode, P.C., 700 Walnut, Suite 1600, Des Moines, Iowa 50309 (515) 283-8048

## **Taxpayer Information:**

Lincoln Savings Bank, 360 Westfield Ave., Suite 6, Waterloo, IA 50701

#### Return Document To:

Jeff W. Courter, Nyemaster Goode, P.C., 700 Walnut, Suite 1600, Des Moines, Iowa 50309

## Assignor:

QHC Facilities, LLC

#### Assignee:

Lincoln Savings Bank

**Legal Description:** See Exhibit "A" on page 3.

Document or Instrument Number of previously recorded documents: Book 2022, Page 3332

# ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING

FOR VALUE RECEIVED, QHC Facilities, LLC, ("Assignor") hereby sells, transfers, assigns, delivers, sets-over and conveys to Lincoln Savings Bank ("Assignee"), its successors and assigns, without recourse to Assignor and without representations, warranties or covenants, express or implied, by Assignor, except as set forth in that certain Settlement Agreement dated effective as of November 16, 2022, between Assignor and Assignee (among others), all right, title and interest of Assignor in and to a certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing executed by Blue Care PropCo Winterset - West, LLC, as Mortgagor, in favor of Assignor, as Mortgagee, on November 11, 2022, and recorded on November 17, 2022 in the office of the County Recorder for Madison County, Iowa, in Book 2022, Page 3332.

Dated /2/5\_\_\_\_, 2022

QHC FACILITIES, LLC

By: Mark Hidleburg L Its: Mary member

STATE OF	)
<b>5</b> 0	) SS
COUNTY OF POIK	)

On <u>Dec. 5</u>, 2022, before me, the undersigned, a Notary Public in and for said county and state, personally appeared <u>Nork Hidebouch</u> to me known to be the identical person named in and who executed the foregoing instrument and acknowledged he executed the same as his voluntary act and deed.

Notary Public in and for said State

My commission expires: (a) 12025

[STAMP]

#### **EXHIBIT A**

## Legal Description

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 Decd 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.