

BK: 2023 PG: 270
Recorded: 2/14/2023 at 2:18:32.0 PM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax:
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared by: Jack A. Aini

WINTERSET - EAST

Record & Return:
Meister Abstract Corp.
11 North Airmont Rd. Suite 12
Suffern NY 10901

DECLARATION OF RESTRICTION

THIS DECLARATION OF RESTRICTION, made as of the 7th day of February 2023 (this "Declaration"), by BLUE CARE PROPCO WINTERSET – EAST, LLC, an Iowa limited liability company with an address at 36 Airport Road #206, Lakewood, NJ 08701 (the "Declarant").

WITNESSETH

WHEREAS, the Declarant is the fee owner of the premises commonly known as 411 E Lane Street, Winterset, IA 50273, as more particularly described on the legal description annexed here to as Schedule A (the "Premises"); and

WHEREAS, the Declarant wishes to set forth hereinafter a declaration of its intention with reference to the Premises.

NOW, THEREFORE, for good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Declarant hereby declares as follows:

1. The Declarant shall not sell, mortgage, assign, lease, convey, transfer, encumber, pledge, hypothecate or otherwise take any action creating a security interest in the Premises without the written consent of TrueStone Iowa Partners LLC, having an address at 10 West 33rd Street, 3rd Floor, New York, New York 10001. Any such transfer, assignment, or encumbrance without such written consent shall be null and void and of no force and effect.
2. This Declaration shall be binding on the heirs, personal representatives, successors, and assigns of the Declarant.
3. This Declaration may not be changed or modified orally and may only be terminated, changed, modified, or rescinded with such written consent.

[SIGNATURE PAGE FOLLOWS]

SCHEDULE A

Commencing at the Southwest corner of the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of Section Thirty-one (31) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence South $88^{\circ}37'$ East, 935.1 feet along the South line of said Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) to the point of beginning, thence continuing South $88^{\circ}37'$ East, 347.2 feet, thence North 506.5 feet, thence North $88^{\circ}37'$ West, 347.2 feet, thence South 506.5 feet to the point of beginning, containing 4.0359 acres and is situated in the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of Section Thirty-one (31) in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa.