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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 - WEST

Record & Return  
Meister Abstract Corp  
11 N Airmont Rd Suite 12  
Suffern NY 10901

### DECLARATION OF RESTRICTION

THIS DECLARATION OF RESTRICTION, made as of the 7<sup>th</sup> day of February 2023 (this "Declaration"), by BLUE CARE PROPCO WINTERSET – WEST, 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 209 W. Jefferson 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 33<sup>rd</sup> Street, 3<sup>rd</sup> 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 This Declaration may not be changed or modified orally and may only be terminated, changed, modified, or rescinded with such written consent.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

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.