

2,229,000

COMPUTER
RECORDED
COMPARED

FILED NO. **1686**
BOOK ⁵⁹ PAGE ⁸
93 DEC 30 PM 12:24
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

When recorded, return to:

Deborah Collum Fross
Sullivan & Worcester
One Post Office Square
Boston, Massachusetts 02109

REC \$ 25.00
AUD \$ 5.00
R.M.F. \$ 1.00

-----SPACE ABOVE THIS LINE FOR RECORDER'S USE-----

SPECIAL WARRANTY DEED

FOR THE CONSIDERATION of Ten Dollars and other valuable considerations, MTC WEST, INC., a Delaware corporation ("Grantor"), does hereby convey to HEALTH AND REHABILITATION PROPERTIES TRUST, a real estate investment trust formed under the laws of the State of Maryland ("Grantee"), the real property (the "Property") situated in Winterset, Madison County, Iowa described in Exhibit A attached hereto and incorporated herein by reference.

Grantor does hereby bind itself and its successors and assigns to warrant and defend the title to the Property, as against all acts of Grantor and all claims and demands of all persons or entities claiming by, or under Grantor, and against all claims and demands of all others subject only to taxes and assessments not yet due and those title matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

Grantor further hereby assigns, transfers and conveys to Grantee any and all warranties of title to which Grantor may be entitled with respect to the Property.

For Grantor's title see deed recorded with the Madison County Registry of Deeds, Book 54, Page 520.

Dated this 28 day of December, 1993.

MTC WEST, INC, a Delaware corporation

By: [Signature]
Name: _____
Its: [Signature]

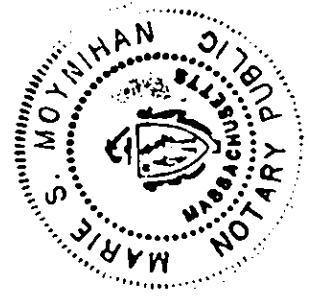


REAL ESTATE TRANSFER
TAX PAID 40
STAMP #
\$3565.60
Michelle Utsler
RECORDER
12-30-93 Madison
DATE ----- COUNTY

COMMONWEALTH OF MASSACHUSETTS)
County of Suffolk) ss.
)

On this 28th day of December, 1993, before me, the undersigned, a Notary Public in and for the State of Iowa personally appeared JOAN M. DUGAN, to me personally known, who being by me duly sworn, did say that he is the PRESIDENT of the corporation executing the within and foregoing instrument to which this is attached, that [no seal has been procured by the] [the seal affixed thereto is the seal of the] corporation, that the instrument was signed [and sealed] on behalf of the corporation by authority of its Board of Directors; and that JOAN M. DUGAN, as an officer acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and him voluntarily executed.

Maria S. Moynihan
Notary Public in and for said State
My Commission Expires: 9/27/96



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EXHIBIT A

Legal Description

(See attached)

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LEGAL DESCRIPTION

1015 WEST SUMMIT, WINTERSET, IOWA

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.

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EXHIBIT B

EXCEPTIONS TO TITLE

All rights, restrictions, and easements of record set forth on Schedule B, Part I of the title insurance policy issued in favor of Grantee as of the date of recordation of this instrument.