



Document 2011 1289

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Rec Amt \$19.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



Warranty Deed

(Corporate/Business Entity Grantor)
THE IOWA STATE BAR ASSOCIATION
Official Form #335

Recorder's Cover Sheet

2
4

Preparer Information: (Name, address and phone number)

Curtis G. McCormick, 7405 University Ave, Suite 10, Des Moines, IA 50325, Phone: (515) 277-2200

Taxpayer Information: (Name and complete address)

QHC Facilities, LLC
8350 Hickman Road, Suite 15
Des Moines, Iowa 50325

✓

Return Document To: (Name and complete address)

Curtis G. McCormick
7405 University Ave, Suite 10
Des Moines, Iowa 50325

Grantors:

QHC Facilities, LLC

Grantees:

QHC Winterset North, LLC
411 East Lane Street
Winterset, Iowa 50273

Legal description: See Page 2

Document or instrument number of previously recorded documents:



Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One Dollar(s) and other
valuable consideration, QHC Facilities, LLC

a(n) limited liability company organized and existing under
the laws of Iowa does hereby Convey to QHC Winterset North, LLC
411 East Lane Street

Winterset, Iowa 50273 the following described real estate in Madison County, Iowa:
Attachment 1

EXEMPT FROM TRANSFER TAX 428A.2(21)
CONSIDERATION LESS THAN \$500.00

The grantor hereby covenants with grantees, and successors in interest, that it 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 it 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, according to the context.

Dated: MAY 17, 2011

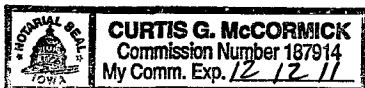
QHC Facilities, LLC
a(n) limited liability company

By Jerry Voyna
Jerry Voyna, Member

By _____

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on this _____,
by Jerry Voyna
as Member
of QHC Facilities, LLC



Curtis G. McCormick, Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

The following described real estate, to wit: Commencing at the Southwest corner of the Northwest Fractional Quarter (1/4) of the Northwest Fractional Quarter (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°37' East, 935.1 feet along the South line of said Northwest Fractional Quarter (1/4) of the Northwest Fractional Quarter (1/4) to the point of beginning, thence continuing South 88°37' East, 347.2 feet, thence North 506.5 feet, thence North 88°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 (1/4) of the Northwest Fractional Quarter (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.

