



Document 2011 1295

Book 2011 Page 1295 Type 03 001 Pages 3

Date 5/20/2011 Time 1:16 PM

Rec Amt \$19.00 Aud Amt \$5.00

INDX ✓
ANNO
SCAN
CHEK

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 South, LLC
715 South 2nd 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 South, LLC
715 South 2nd 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

Blocks Three (3) and Four (4) of Hornback and Bevington's Addition to the City of Winterset, Madison County, Iowa, and the vacated alleys running North and South in each of said Blocks, and the vacated street running North and South between said Blocks, EXCEPT Lot Ten (10) of said Block Three (3), AND EXCEPT the West 8¼ feet of the North 66 feet of the said vacated alley in said Block Three (3).

