



Document 2013 1210

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Date 5/01/2013 Time 2:11 PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$4,598.40

Rev Stamp# 114 DOV# 112

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

16



\$3,000.00

WARRANTY DEED

(CORPORATE GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 104

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Gregory J. Wilson, 505 5th Avenue, Suite 729, Des Moines, IA 50309, Phone: (515) 283-2147

Taxpayer Information: (Name and complete address)

QHC Madison Square, LLC, 8350 Hickman Road, Suite 15, Des Moines, IA 50325

✓ **Return Document To:** (Name and complete address)

QHC Madison Square, LLC, 8350 Hickman Road, Suite 15, Des Moines, IA 50325

Grantors:

Madison Square Assisted Living Corp.

Grantees:

QHC Madison Square, LLC

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One
Dollar(s) and other valuable consideration,
Madison Square Assisted Living Corp.
a corporation organized and existing under the laws of
Iowa
does hereby Convey to
QHC Madison Square, LLC, an Iowa Limited Liability Company

the following described real estate in Madison County, Iowa:

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.

Subject to and together with any and all covenants, conditions, restrictions and easements of record.

The Corporation 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.

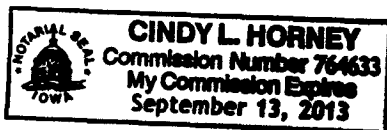
Madison Square Assisted Living Corp.
a(n) Iowa corporation

Dated: 4-29-13

By Stanley L. Birchem President
Stanley L. Birchem, President Title
By Patricia A. Birchem sec'y.
Patricia A. Birchem, Secretary Title

STATE OF IOWA, COUNTY OF Decatur

This instrument was acknowledged before me on 4-29-13
by Stanley L. Birchem
as President
of Madison Square Assisted Living Corp.



Cindy L. Horney
4-29-13 Notary Public

STATE OF IOWA, COUNTY OF Decatur

This instrument was acknowledged before me on 4-29-13
by Patricia A. Birchem *Patricia A. Birchem*
as Secretary
of Madison Square Assisted Living Corp.

Cindy L. Horney
4-29-13, Notary Public



STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____,
by _____
as _____
of _____

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____,
by _____
as _____
of _____

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____,
by _____
as _____
of _____

_____, Notary Public