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SPACE ABOVE THIS LINE FOR RECORDER

*Prepared by:* A.J. Griffin III, Esq., Griffin Law Office, S.C., 1041 North Edge Trail, Verona, Wisconsin 53593, (608) 848-5200.

## **SPECIAL WARRANTY DEED**

THIS DEED, made between **GRANT VILLAGE SENIOR HOUSING, LLC**, a Wisconsin limited liability company, Grantor, and **CCM-MASON CITY, LLC**, a Wisconsin limited liability company, Grantee,

**Witnesseth**, that the said Grantor, for a valuable consideration, conveys to Grantee the following described real estate in the City of Mason City, County of Cerro Gordo, State of Iowa:

LOTS 1, 2, 3, 4, 5, 6 AND 7 OF AUDITOR'S SUBDIVISION OF LOT 13 IN EMSLEY AND ADAMS' SUBDIVISION OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ), SECTION 9, TOWNSHIP 96 NORTH, RANGE 20, WEST OF THE 5TH P.M.; AND

LOTS 1 AND 2 OF THE AUDITOR'S SUBDIVISION OF LOT 12 IN EMSLEY AND ADAMS' SUBDIVISION OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ), SECTION 9, TOWNSHIP 96 NORTH, RANGE 20, WEST OF THE 5TH P.M.; AND

LOT 2 OF THE SUBDIVISION OF LOT 14 IN EMSLEY AND ADAMS' SUBDIVISION OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF THE SOUTHWEST QUARTER (SW  $\frac{1}{4}$ ), SECTION 9, TOWNSHIP 96 NORTH, RANGE 20, WEST OF THE 5TH P.M.; AND

LOTS 1, 2, 3, 4, 5 AND 6, IN BLOCK 10, HOME PARK ADDITION, TO THE CITY OF MASON CITY, IOWA, ALL IN CERRO GORDO COUNTY, IOWA;

TOGETHER WITH THE VACATED NORTH-SOUTH ALLEY IN PART OF EMSLEY'S SUBDIVISION OF LOTS 3, 8, 14 AND 15 IN EMSLEY AND ADAMS' SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 96 NORTH, RANGE 20 WEST OF THE 5TH P.M., LYING BETWEEN THE SOUTH LINE OF 6TH STREET S.W. AND THE NORTH LINE OF COLLTON'S ADDITION IN THE CITY OF MASON CITY, IOWA, CERRO GORDO COUNTY, IOWA.

Tax Parcel No.: 070933001800

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging.

And Grantor hereby covenants with and for the benefit of Grantee, and its successors in interest, that Grantor holds title to the above-described real estate in fee simple; that Grantor possesses good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances arising by, through or under Grantor except municipal and zoning ordinances and agreements made pursuant thereto, and those "Permitted Encumbrances" which are