

This Deed is exempt from filing a Real Estate Sales Validation Questionnaire pursuant to Exception No. 2 of K.S.A. 79-1437(e) and is made for the purpose of releasing an ownership interest in property which provided security for a debt or other obligation.

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of this ____ day of June, 2013, by Sedgwick County, Kansas, a political subdivision of the State of Kansas (the "Grantor") in favor of Catholic Care Center, Inc., a Kansas not-for-profit corporation (the "Grantee").

WITNESSETH: That Grantor, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents grant, bargain, sell and convey to Grantee, its successors and assigns, all of Grantor's interest in the real property situated in Sedgwick County, Kansas, specifically described on Schedule I attached hereto and incorporated hereby.

Grantor hereby covenants that its interest as conveyed hereby is conveyed free and clear of all liens and encumbrances except (i) those liens and encumbrances to which title to the described property was subject when conveyed to Grantor; (ii) those liens and encumbrances created by the Grantee or to the creation or suffering of which the Grantee has consented; (iii) those liens and encumbrances resulting from the failure of the Grantee to perform and observe any of the agreements on its part contained in the Lease under which it has heretofore occupied the described property; (iv) the rights of the public in and to any part of the described property lying or being in public roads, streets, alleys or highways; (v) any unpaid taxes or assessments, general or special; and (vi) the rights, titles and interests of any party having condemned or who is attempting to condemn title to, or the use for a limited period of, all or any part of the described property; and further covenants that it will warrant and defend the same in the quiet and peaceable possession of Grantee, its successors and assigns, forever, against all persons claiming the same through Grantor.

After recording, return to:

TRIPLETT, WOOLF & GARRETSON, LLC
Attn: J. T. Klaus
2959 N. Rock Road, Suite 300
Wichita, Kansas 67226
Telephone: (316) 630-8100

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the official seal of Sedgwick County, Kansas for delivery as of the date first set forth above.

SEDGWICK COUNTY, KANSAS

[seal]

By _____
James Skelton, Chairman
Board of County Commissioners

ATTEST:

By _____
Kelly B. Arnold, County Clerk

“ISSUER”

ACKNOWLEDGMENT

STATE OF KANSAS)
)
COUNTY OF SEDGWICK) ss:

BE IT REMEMBERED that on this ____ day of June, 2013, before me, a notary public in and for said County and State, came James Skelton and Kelly B. Arnold, Chairman of the Board of County Commissioners and County Clerk, respectively, of Sedgwick County, Kansas, who are personally known to me to be the same persons who executed, as such officers, the within instrument on behalf of said County, and such persons duly acknowledged the execution of the same to be the act and deed of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

My Appointment Expires:

SCHEDULE I

The following described real estate located in Sedgwick County, Kansas, to wit:

Tract 1 (Nursing Home):

A tract of land lying in the Southwest Quarter, Section 19, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Commencing at the Southeast corner of said Southwest Quarter; thence S 89° 36' 02" W, 1241.33 feet along the South line of said Southwest Quarter; thence N 00° 23' 58" W, 40.00 feet to the point of beginning; thence S 89° 36' 02" W, 192.34 feet to a point on a curve to the left; thence along said curve 228.51 feet, said curve having a central angle of 7° 57' 12", a radius of 1646.21 feet, and long chord of 228.33 feet, bearing, S 85° 37' 26" W thence N 00° 00' 00" E, 305.00 feet; thence N 45° 00' 00" W, 174.82 feet; thence N 00° 00' 00" E, 295.52 feet; thence S 90° 00' 00" E, 620.00 feet; thence S 45° 00' 00" E, 79.52 feet; thence S 00° 00' 00" W, 100.00 feet; thence S 45° 00' 00" W, 21.21 feet; thence S 00° 00' 00" W, 151.54 feet; thence S 45° 00' 00" W, 166.32 feet; thence S 00° 00' 00" W, 265.00 feet to the point of beginning, said tract containing 8.91 acres more or less.

but excluding the following:

A tract of land lying in the Southwest Quarter, Section 19, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

That portion of Lot 1, Block 1, Catholic Life 1st Addition, an addition to the city of Bel Aire, Sedgwick County, Kansas, lying within the following parcel of land:

Commencing at the Southeast corner of said Southwest Quarter; thence S 89° 36' 02" W, 1241.33 feet along the South line of said Southwest Quarter; thence N 00° 23' 58" W, 40.00 feet; thence S 89° 36' 02" W, 192.34 feet to a point on a curve to the left; thence along said curve 228.51 feet, said curve having a central angle of 7° 57' 12", a radius of 1646.21 feet, and long chord of 228.33 feet, bearing, S 85° 37' 26" W thence N 00° 00' 00" E, 305.00 feet; thence N 45° 00' 00" W, 174.82 feet; thence N 00° 00' 00" E, 96.79 feet to the point of beginning; thence N 00° 00' 00" E, 198.73 feet; thence S 89° 59' 56" E, 231.34 feet; thence S 00° 00' 00" W, 174.50 feet; thence N 90° 00' 00" W, 92.50 feet; thence S 00° 00' 00" W, 24.22 feet; thence N 90° 00' 00" W, 138.84 feet to the point of beginning, said tract containing 1.00 acres more or less.

and

Tract 2 (Addition to Nursing Home – Unit 2)

A tract of land in Lot 1, Block 1, Catholic Life Second Addition to Bel Aire, Sedgwick County, Kansas in the Southwest Quarter of Section 19, Township 26 South, Range 2 East of the 6th P.M. described as:

Commencing at the Northwest corner of Lot 1, Block 1, Catholic Life Second Addition; thence bearing N90°00'00"E, along the North line of said Lot 1, a distance of 921.58 feet; thence bearing S0°00'00"E, a distance of 53.43 feet; thence bearing N90°00'00"E, a distance of 117.12 feet to the Point of Beginning; thence continuing bearing N90°00'00"E, a distance of 9.47 feet to the beginning of a curve to the right with a radius of 360.33 feet and chord bearing of S66°01'52"E, and chord distance of 215.52 feet; thence along said curve through a central angle of 34°48'06", an arc distance of 218.86 feet; thence bearing S35°43'25"E, a distance of 155.40 feet; thence bearing S90°00'00"W, a distance of 3.97 feet; thence bearing N45°00'00"W, a distance of 79.52 feet; thence bearing N90°00'00"W, a distance of 236.93 feet; thence bearing N00°00'00"E, a distance of 157.48 feet to the Point of Beginning.

Encompassing 28,690 square feet or 0.6586 acres more or less.

and

Tract 3 (Addition to Nursing Home – Unit 3)

BEGINNING at the northeast corner of Lot 2, Block 1, Catholic Life Second Addition, an addition to Bel Aire, Sedgwick County, Kansas, said northeast corner being the P.C. of a curve to the left; Thence along said curve to the left (also being the easterly line of said Lot 2), having a radius of 453.77 feet, a chord bearing of S16°29'08"W, a chord distance of 280.53 feet and through a central angle of 36°00'42", an arc distance of 285.20 feet to the P.C. of a curve to the left (said point also being the southeast corner of said Lot 2); Thence along said curve to the left (also being the south line of said Lot 2), having a radius of 1,656.21 feet, a chord bearing of S77°11'52"W, a chord distance of 14.02 feet and through a central angle of 00°29'06", an arc distance of 14.02 feet; Thence Bearing N10°25'33"W, a distance of 61.07 feet to the P.C. of a curve to the right; Thence along said curve to the right, having a radius of 200.50 feet, a chord bearing of N04°47'16"E, a chord distance of 105.23 feet and through a central angle of 30°25'37", an arc distance of 106.48 feet; Thence Bearing N20°00'04"E, a distance of 30.44 feet to the P.C. of a curve to the right; Thence along said curve to the right, having a radius of 144.50 feet, a chord bearing of N25°19'17"E, a chord distance of 26.80 feet and through a central angle of 10°38'25", an arc distance of 26.83 feet to the P.C. of a curve to the left; Thence along said curve to the left, having a radius of 29.50 feet, a chord bearing of N07°20'06"W, a chord distance of 36.30 feet and through a central angle of 75°57'10", an arc distance of 39.11 feet; Thence Bearing N45°18'41"W, a distance of

16.43 feet to the P.C. of a curve to the left; Thence along said curve to the left, having a radius of 119.50 feet, a chord bearing of N53°56'26"W, a chord distance of 35.86 feet and through a central angle of 17°15'31", an arc distance of 36.00 feet to a point on the north line of said Lot 2; Thence Bearing N90°00'00"E, along said north line, a distance of 69.14 feet to a P.C. of a curve to the right; Thence along said curve to the right (also being the north line of said Lot 2), having a radius of 93.91 feet, a chord bearing of S73°58'16"E, a chord distance of 51.86 feet and through a central angle of 32°03'31", an arc distance of 52.53 feet to the **POINT OF BEGINNING**. (containing 0.270 acres, more or less)

and

Tract 4 (Assisted Living):

A tract of land lying in the Southwest Quarter, Section 19, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

A portion of Lot 1 and Lot 2, Block 1, Catholic Life 1st Addition, an addition to the city of Bel Aire, Sedgwick County, Kansas;

Commencing at the Northwest corner of Lot 2, Block 1, said Addition; thence S 00° 00' 02" E, 313.89 feet along the West line of said Addition and parallel with the West line of said Southwest Quarter to the point-of-beginning; thence S 90° 00' 00" E, 84.95 feet to a point on a curve to the right; thence along said curve 482.92 feet, said curve having a central angle of 85° 23' 50", a radius of 324.01 feet, and long chord of 439.45 feet, bearing, N 47° 18' 05" E; thence S 90° 00' 00" E, 92.08 feet parallel with the North line of said Addition; thence N 00° 00' 02" W, 15.89 feet along the East line of said Lot 2; thence S 90° 00' 00" E, 421.58 feet along said North line; thence S 00° 00' 00" W, 53.43 feet; thence S 90° 00' 00" E, 117.12 feet; thence S 00° 00' 00" W, 157.48 feet; thence N 90° 00' 00" W, 383.05 feet; thence S 00° 00' 00" W, 295.52 feet; thence S 45° 00' 00" E, 174.82 feet; thence S 00° 00' 00" E, 294.89 feet to a point on a curve to the left said point being on the South line of said Addition; thence along said South line a said curve 123.07 feet, said curve having a central angle of 04° 15' 27", a radius of 1656.21 feet, and a long chord of 123.04 feet, bearing S 79° 34' 09" W to a point on a curve to the right; thence along said curve 285.20 feet, said curve having a central angle of 36° 00' 42", a radius of 453.77 feet, and a long chord of 280.53 feet, bearing N 16° 29' 08" E to a point on a curve to the left; thence along said curve 52.54 feet, said curve having a central angle of 32° 03' 30", a radius of 93.91 feet, and a long chord of 51.86 feet, bearing N 73° 58' 15" W; thence N 90° 00' 00" W, 280.10 feet to a point on a curve the right; thence along said curve 486.93 feet, said curve having a central angle of 86° 06' 24", a radius of 324.01 feet, and a long chord of 442.39 feet, bearing N 46° 56' 48" W; thence N 90° 00' 00" W, 84.65 feet; thence N 00° 00' 02" W, 48.00 feet along the West line of said Addition to the point of beginning. Said tract containing 10.19 acres more or less.

and including the following:

A tract of land lying in the Southwest Quarter, Section 19, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

That portion of Lot 1, Block 1, Catholic Life 1st Addition, an addition to the city of Bel Aire, Sedgwick County, Kansas, lying within the following parcel of land:

Commencing at the Southeast corner of said Southwest Quarter; thence S 89° 36' 02" W, 1241.33 feet along the South line of said Southwest Quarter; thence N 00° 23' 58" W, 40.00 feet; thence S 89° 36' 02" W, 192.34 feet to a point on a curve to the left; thence along said curve 228.51 feet, said curve having a central angle of 7° 57' 12", a radius of 1646.21 feet, and long chord of 228.33 feet, bearing, S 85° 37' 26" W thence N 00° 00' 00" E, 305.00 feet; thence N 45° 00' 00" W, 174.82 feet; thence N 00° 00' 00" E, 96.79 feet to the point of beginning; thence N 00° 00' 00" E, 198.73 feet; thence S 89° 59' 56" E, 231.34 feet; thence S 00° 00' 00" W, 174.50 feet; thence N 90° 00' 00" W, 92.50 feet; thence S 00° 00' 00" W, 24.22 feet; thence N 90° 00' 00" W, 138.84 feet to the point of beginning, said tract containing 1.00 acres more or less.