Book 2013 Page 1144
Document 2013 1144 Type 05 003 Pages 4
Date 4/02/2013 Time 4:00:25PM
Rec Amt $22.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

(1)

09120133W

RELEASE OF MORTGAGE

Date: March 26, 2013

EW MAIL TO:
Old Republic National Title Insurance Company
20 South Clark Street
Suite 2000
Chicago, IL 60603

Grantor: Eagle Fund II, L.P.

Grantee: Henderson Products, Inc.

Mailing Addresses:

Grantor:
c/o Eagle Private Capital, LLC
101 South Hanley Road, Suite 1250
St. Louis, Missouri 63105
Attention: Matt Koster

Grantee:
13515 Barrett Parkway Drive, Suite 200
Ballwin, Missouri 63021
Attention: Brian Lovett

Legal Description: See **Exhibit A** attached hereto and incorporated herein. (page 4)

Reference to Books(s) and Page(s): Book 2009, Page 4554

Prepared by and ~~Return to:~~ Thompson Coburn LLP
One US Bank Plaza
St. Louis, Missouri 63101
Attention: Cherie Stephens Bock, Esq.
Telephone: (314) 552-6455

FULL RELEASE OF MORTGAGE

WHEREAS, HENDERSON PRODUCTS, INC., a Delaware corporation, having an address of 13515 Barrett Parkway Drive, Suite 200, Ballwin, Missouri 63021 (the "Mortgagor") by a Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement dated as of December 3, 2009 which was recorded December 8, 2009 with the Recorder of Deeds of Delaware County, Iowa in Book 2009, Page 4554 (the "Mortgage"; capitalized terms used but not otherwise defined herein shall have the meanings ascribed to such terms in the Mortgage), mortgaged to the undersigned **EAGLE FUND II, L.P.,** a Missouri limited partnership (herein, the "Mortgagee"), the Land as defined in said Mortgage, to secure to Mortgagee, the payment of a certain secured obligations (the "Secured Obligations") in said Mortgage described and set forth; and whereas, the present owner is justly and legally entitled to a release of said Mortgage,

NOW, THEREFORE, the undersigned Mortgagee, party of the first part, present holder and legal owner of said Mortgage and Secured Obligations, does hereby **Remise, Release and Quit-Claim** unto Mortgagor and to the present owner of said property, party of the second part, the real estate in said Mortgage described, situated in the County of Delaware and State of Iowa, to-wit:

See **Exhibit A** attached hereto for the legal description of the Land.

TO HAVE AND TO HOLD the same, with all the appurtenances thereto belonging unto the said party of the second part, free, clear and discharged from the encumbrance of said Mortgage.

SIGNATURE FOLLOWS ON NEXT PAGE

SIGNATURE PAGE FOR
FULL RELEASE OF MORTGAGE

IN WITNESS WHEREOF, the undersigned has executed these presents the day and year first above written.

EAGLE FUND II, L.P.,
a Missouri limited partnership

By: Eagle Fund II Partners, L.L.C.
Its: General Partner

By: _____
Scott D. Fesler, Principal

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 22 day of March, 2013, before me appeared Scott D. Fesler, to me personally known, who, being by me duly sworn, did say that he is a Principal of Eagle Fund II Partners, L.L.C., a Missouri limited liability company and general partner of Eagle Fund II, L.P., a Missouri limited partnership, and that said instrument was signed in behalf of said limited liability company by authority of its board of managers; and said Principal acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

(SEAL)

Cindy M. Albert
Notary Public

My term expires April 12, 2016

CINDY M. ALBERT
Notary Public-Notary Seal
State of Missouri, St Charles County
Commission # 12543960
My Commission Expires Apr 12 2016

EXHIBIT A

Legal Description of the Land

Parcel 1:

PARCEL P IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5TH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA ACCORDING TO PLAT RECORDED IN BOOK 2004, PAGE 4504, BEING A PART OF LOTS TWELVE (12) AND THIRTEEN (13) OF THE SUBDIVISION OF THE EAST THREE-FOURTHS (E ¾) OF THE SOUTH ONE-HALF (S ½) OF SAID SECTION 32.

Parcel 2:

LOT TWO (2) OF LOT THIRTEEN (13) OF THE SUBDIVISION OF THE EAST THREE-FOURTHS (E ¾) OF THE SOUTH ONE-HALF (S ½) OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHTY-NINE (89) NORTH, RANGE FIVE (5) WEST OF THE FIFTH P.M., DELAWARE COUNTY, IOWA ACCORDING TO PLAT RECORDED IN BOOK 2 PLATS, PAGE 96 ½ IN THE OFFICE OF THE RECORDER, DELAWARE COUNTY, IOWA; EXCEPT THAT PORTION DEEDED TO THE CITY OF MANCHESTER BY QUIT CLAIM DEED AS RECORDED IN BOOK 125 L.D., PAGE 322 IN THE OFFICE OF THE RECORDER, DELAWARE COUNTY, IOWA; AND FURTHER EXCEPTING THAT PORTION DEEDED TO THE STATE OF IOWA, AS RECORDED IN BOOK 91 L.D., PAGE 403 IN THE OFFICE OF THE RECORDER, DELAWARE COUNTY, IOWA.

Together with all gaps and gores, and strips and alleys lying between the same or adjacent to any part of the same.

Parcel ID #000631323004300