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Clerk K. Bachler, Auditor
By P. Hildebrand, Deputy

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SPECIAL WARRANTY DEED

Recorder's Cover Sheet

Preparer Information:
Joseph B. DiRago, Faegre Baker Daniels, 1470 Walnut St., Suite 300, Boulder, Colorado 80302
303-447-7743

Taxpayer Information:
Crop Production Services, Inc.
3005 Rocky Mountain Avenue
Loveland, CO 80538

Return Document To:
George Davis, Locher & Davis, 225 1st Ave. East, P.O. Box 304, Dyersville, Iowa 52040

Grantor:
Crop Production Services, Inc., a Delaware corporation

Grantee:
Klostermann Bros., Inc.

Legal Description:

Parcel A, A Division of Lot 1 of the Southwest Quarter (SW1/4), Section 21, Township 89 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa. Plat recorded in Book 2004 Page 4283.

SPECIAL WARRANTY DEED

For the consideration of One ($1.00) Dollar(s) and other valuable consideration, CROP PRODUCTION SERVICES, INC., a Delaware corporation ("**Grantor**"), does hereby convey to KLOSTERMANN BROS., INC., an Iowa corporation ("**Grantee**"), the following described real estate in Delaware County, Iowa:

See Exhibit A attached hereto and made a part hereof (the "Property").

Together with a restrictive covenant that shall run with the Property that for a period of twenty (20) years from the date hereof, the Property shall not be utilized for the sale or distribution of agricultural chemicals, seed or fertilizer.

This Special Warranty Deed is subject to all matters of record affecting the Property, applicable governmental restrictions, rights of way, easements, encroachments and such other matters which a reasonable inspection of the Property would identify, and the matters identified on Exhibit B attached hereto.

Grantor does hereby covenant with Grantee and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under it, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to context.

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date written below.

CROP PRODUCTION SERVICES, INC.
a Delaware corporation

By: _____
Name: Kent McDaniel
Title: Vice President Marketing & Services
Date: 1/26/2018

STATE OF COLORADO)
)
COUNTY OF Larimer)

This instrument was acknowledged before me this 26th day of January, 2018, by Kent McDaniel, Vice President of Marketing & Services of Crop Production Services, Inc., a Delaware corporation, on behalf of said company.

_____
Notary Public

My Commission expires:
May 16, 2021

FELICIA L ARAGON
Notary Public
State of Colorado
Notary ID # 20173403493
05-16-2021

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

Parcel A, A Division of Lot 1 of the Southwest Quarter (SW1/4), Section 21, Township 89 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa. Plat recorded in Book 2004 Page 4283.

EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1) All matters of record as of the execution of the deed.