

BK: 2018 PG: 2454
Recorded: 7/30/2018 at 10:29:59.0 AM
Fee Amount: \$22.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

RELEASE OF REAL ESTATE MORTGAGE
Recorder's Cover Sheet

Preparer Information:

Stephen Schweiger, Esq., Goulston & Storrs PC, 885 Third Avenue, 18th Floor, New York, NY 10022
(212) 878-5139

Taxpayer Information:

N/A

Return Document To:

Stephen Schweiger, Esq., Goulston & Storrs PC, 885 Third Avenue, 18th Floor, New York, NY 10022

Mortgagee releasing mortgage:

KeyBank National Association
127 Public Square, 8th Floor
Cleveland, Ohio 44114

Mortgagor:

Mothership Master Propco KB, LLC
5600 S. Quebec Street, Suite 220A
Greenwood Village, Colorado 80111

Legal Description: See Exhibit "A"

Document or instrument number of previously recorded documents: Book 2018, Page 787

RELEASE OF REAL ESTATE MORTGAGE

The undersigned, the present owner of the mortgage hereinafter described, does hereby acknowledge that a certain Mortgage, Assignment of Leases and Rents, Assignment of Contracts, Security Agreement and Fixture Filing bearing date of February 28, 2018, made and executed by MOTHERSHIP MASTER PROPCO KB, LLC, a Delaware limited liability company, to KEYBANK NATIONAL ASSOCIATION, as Administrative Agent and Recorded in the records of the office of the Recorder of the County of Madison, State of Iowa, recorded Book 2018, Page 787 on March 13, 2018, is redeemed, paid off, satisfied and discharged in full.

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

[Signatures on the Following Page]

EXHIBIT A

Legal Description

Real property in the City of Winterset, County of Madison, State of Iowa, described as follows:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER ($\frac{1}{4}$) OF THE NORTHWEST FRACTIONAL QUARTER ($\frac{1}{4}$) OF THE NORTHWEST QUARTER ($\frac{1}{4}$) OF SECTION THIRTY-ONE (31), TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M., CITY OF WINTERSET, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST FRACTIONAL QUARTER ($\frac{1}{4}$) OF THE NORTHWEST QUARTER ($\frac{1}{4}$) OF SAID SECTION THIRTY-ONE (31), THENCE SOUTH $89^{\circ}15\frac{1}{2}'$ EAST 50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 198.42 FEET; THENCE SOUTH $89^{\circ}15\frac{1}{2}'$ EAST 94.23 FEET; THENCE NORTH 27.25 FEET; THENCE SOUTH $89^{\circ}15\frac{1}{2}'$ EAST 162.27 FEET; THENCE NORTH 205.81 FEET; THENCE SOUTH $89^{\circ}15\frac{1}{2}'$ EAST 195.32 FEET; THENCE SOUTH $00^{\circ}03'$ EAST 306.48 FEET; THENCE NORTH $89^{\circ}15\frac{1}{2}'$ WEST 66 FEET; THENCE SOUTH $00^{\circ}03'$ EAST 125 FEET; THENCE NORTH $89^{\circ}15\frac{1}{2}'$ WEST 386.20 FEET TO THE POINT OF BEGINNING, EXCEPT PARCEL "F" LOCATED THEREIN, CONTAINING 0.613 ACRES, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2, PAGE 342 ON FEBRUARY 26, 1998 IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA, AND EXCEPT PARCEL "E" LOCATED THEREIN, CONTAINING 0.014 ACRES, (621.3 SQUARE FEET), AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2, PAGE 343 ON FEBRUARY 26, 1998 IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA; AND EXCEPT PARCEL "Q" LOCATED THEREIN, CONTAINING 0.579 ACRES, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2013, PAGE 2472 ON AUGUST 21, 2013 IN THE OFFICE OF THE RECORDER, MADISON COUNTY, IOWA.

Also described by a Surveyor as:

Beginning at an $\frac{1}{2}$ " Iron Rod Found and being located South $89^{\circ}08'20''$ West a distance of 292.40 feet from the SOUTHWEST CORNER OF THE NORTHWEST FRACTIONAL QUARTER ($\frac{1}{4}$) OF THE NORTHWEST QUARTER ($\frac{1}{4}$) OF SAID SECTION THIRTY ONE (31), Running thence

1. Along the lands now or formerly City of Winterset, Iowa (APN: 821004900054000) North $01^{\circ}02'32''$ East, a distance of 225.65 feet to a set #4 rebar with yellow id cap "IOWA 2280"; thence

Running the following (3) courses and distances along the lands now or formerly Hurd & Daughter, LLC (APN: 821004900023000)

2. South $89^{\circ}08'20''$ East a distance of 10.47 feet to a set #4 rebar with yellow id cap "IOWA 2280"; thence
3. North $00^{\circ}23'11''$ East a distance of 206.04 feet to a $\frac{1}{2}$ " iron rod Found; thence
4. South $88^{\circ}59'15''$ East a distance of 195.37 feet to a $\frac{1}{2}$ " iron rod Found; thence
5. Along the lands now or formerly Heartland Coop (APN: 821004900061000), South $00^{\circ}15'25''$ West a distance of 306.20 feet to a set #4 rebar with yellow id cap "IOWA 2280"; thence
6. Along the lands now or formerly Nolan K. & Glenda Joann Collins (APN: 821004900030000) North $89^{\circ}08'20''$ West a distance of 66.00 feet $\frac{1}{2}$ " iron rod Found; thence
7. Continuing along the same South $00^{\circ}04'10''$ West a distance of 125.00 feet to a $\frac{1}{2}$ " iron rod Found; thence
8. Along the northeasterly right of way line of East Lane Street, North $89^{\circ}08'20''$ West a distance of 143.80 feet to the point of beginning, 78,926 square feet, 1.812 acres