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County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$2,769.60
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 414

Document Name: Warranty Deed

Prepared by:

Brandy Natalzia of Otis, Bedingfield & Peters, LLC
1812 56th Avenue, Suite 200, Greeley, CO 80634
Phone: 970-330-67000

Taxpayer Information:

R.C. Properties V, LLC
760 Whalers Way, #B-102, Fort Collins, CO 80525
Phone: 970-568-8917

Return to:

First American Title Insurance Company
National Commercial Services
121 S. 8th Street, Suite 1250
Minneapolis, MN 55402
Phone: 612-305-2511
932556-3

Grantor: R.C. Properties V, LLC

Grantee: Animal Health International, Inc.

Legal Description: See page 1 of attached Warranty Deed

Book & Page Reference: _____

WARRANTY DEED

For the consideration of One Million Seven Hundred Thirty-one Thousand One Hundred Ninety-seven and no/100 Dollars (\$1,731,197.00) and other valuable consideration, R.C. Properties V, LLC, a Colorado limited liability company ("Grantor") does hereby convey to Animal Health International, Inc., a Colorado corporation, with a principal address of 1031 Mendota Heights Road Saint Paul, MN 55120, the following described real estate in Delaware County, Iowa:

Parcel 1:

That part of the South one-half (S 1/2) of the Southeast Quarter (SE 1/4) of Section Thirty (30), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian described as commencing at the Southwest corner of the Southeast Quarter (SE 1/4) and running thence North 89 degrees 59 minutes East one thousand three hundred twenty (1320.0) feet along the South line of the Southeast Quarter (SE 1/4); thence North 0 degrees 50 minutes 40 seconds West eighty (80.0) feet to the point of beginning; thence North 89 degrees 59 minutes East two hundred twenty eight (228.0) feet; thence North 0 degrees 01 minutes West Six hundred twenty seven (627.0) feet; thence North 88 degrees 49 minutes 30 seconds West two hundred thirty seven and one-tenth (237.1) feet; thence South 0 degrees 50 minutes 40 seconds East six hundred thirty two (632.0) feet to the point of beginning.

Parcel 2:

Lots One (1) through Seven (7) in Manchester Business Park, a Subdivision of Lot 1 of Deer Field Second Addition, Sec. 30, T89N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded June 5, 2008 in Book 2008, Page 1806, Delaware County, Iowa.

Also known as: 1117 West Main Street, Manchester, IA 52057

Grantor does Hereby Covenant with Grantee, and successors in interest, that Grantors holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants to warrant and defend the real estate against the lawful claims of all persons subject to all general reservations of record. Each of the undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

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

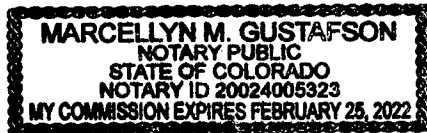
EXECUTED February 20, 2019.

GRANTOR:
R.C. PROPERTIES V, LLC

By: Robert C. Hummel
Name: Robert C. Hummel
Title: Manager

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

On this 20th day of February, 2019 before me, the undersigned, a Notary Public in and for said State, personally appeared Robert C. Hummel as Manager of R.C. Properties V, LLC to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



Marcellyn M. Gustafson
Notary Public
My Commission Expires: 2/25/2022