Map Parcel Number 133-37.

Karen Johnson Davidson County
Batch# 1238971 DEEDWARR
02/20/2025 02:07:30 PM 5 pgs
Fees: $28.00 Taxes: $25,900.00
20250220-0012461

WARRANTY DEED

THIS WARRANTY DEED is made as of February 18, 2025 by and between PURINA ANIMAL NUTRITION LLC, a Delaware limited liability company, with its principal place of business located at 4001 Lexington Ave N, Arden Hills, MN 55126 (hereinafter "Grantor") and DRG INDUSTRIAL FUND II TROUSDALE, LLC, a Delaware limited liability company with its principal place of business located at 30 Burton Hills Blvd., Suite 315, Nashville, Tennessee 37215 (hereinafter "Grantee").

Grantor, in consideration of the sum of One and no/100 Dollar ($1.00) and other good and valuable consideration, to it paid by Grantee, the receipt of which is hereby acknowledged, conveys and warrants to Grantee, its successors and assigns, the following described real estate, together with all improvements thereof, located in the County of Davidson, State of Tennessee, more particularly described in **Exhibit A** attached hereto (the "Real Property"), together with all hereditaments and appurtenances belonging thereto, subject to those matters listed on **Exhibit B** attached hereto and made a part hereof.

The Real Property includes land, buildings, and improvements.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

PURINA ANIMAL NUTRITION LLC

By _____
Nathaniel Gier, Assistant Secretary

State of Minnesota)
) ss.
County of Ramsey)

On this 12 day of February, 2025 before me a Notary Public within and for said County, personally appeared Nathaniel Gier to me personally known, who being by me duly sworn did say that he is the Assistant Secretary for Purina Animal Nutrition LLC, a Delaware limited liability company and that said instrument was signed on behalf of said Purina Animal Nutrition LLC and said Nathaniel Gier acknowledged said instrument to be the free act and deed of said company.

_____
Notary
My Commission Expires: 1-31-26

Jennifer Louisa Debele
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2026

Oath of Consideration to Warranty Deed by and between
Purina Animal Nutrition LLC, as Grantor and
DRG Industrial Fund II Trousdale, LLC, as Grantee

STATE OF Minnesota)
) ss.
COUNTY OF Hennepin)

The actual consideration or value, whichever is greater, for this transaction is Seven Million Dollars ($7,000,000).

Affiant

Subscribed and sworn to before me this 18 day of February 2025.

Notary
My Commission Expires: 1/31/27

This instrument was prepared by:
Nathaniel Gier
Land O'Lakes, Inc.
P.O. Box 64101
Law Department MS2500
St. Paul, MN 55164-0101

ASHLEY PRIEBE
NOTARY PUBLIC
MINNESOTA
My Commission Expires 01/31/2027

After recorded return to:
First American Title Insurance Company National Commercial Services
Attention: Laurie Ingberg
121 South 8th Street, Suite 1250
Minneapolis, MN 55402 NCS/050252-MPLS (GF ILC)

Send subsequent tax bills to:
DRG Industrial Fund II Trousdale, LLC
30 Burton Hills Blvd., Suite 315
Nashville, Tennessee 37215

Exhibit A to Warranty Deed
Real Property

The Real Property is located in the County of Davidson and State of Tennessee more particularly described as follows:

A parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, being located in the southwest quadrant of Trousdale Drive and Veritas Street and being more particularly described as follows:

BEGINNING at a concrete monument in the westerly margin of Trousdale Drive, said monument being in the division line of Lots Nos. 1 and 2 on the plat of East Radnor Industrial Subdivision of record in Book 3600, Page 57, R.O.D.C.; thence leaving westerly margin of Trousdale Drive, with said lot line South 83° 32' West, two hundred sixty-two and forty-four hundredths (262.44) feet to an iron pin fifty (50) feet easterly from centerline southbound main of Seaboard Systems Railroad; thence fifty (50) feet distant from and parallel to said southbound main, with a curve to the left having a central angle of 4° 16' 12" and a radius of five thousand seven hundred twenty-nine and sixty-five hundredths (5,729.65) feet, a distance of four hundred twenty-seven (427.00) feet to an iron pin; thence continuing fifty (50) feet from and parallel to said main, North 10° 46' 08" West, eight hundred thirty and seventy-five hundredths (830.75) feet to a concrete monument; thence North 83° 01' 09" East, three hundred ninety-seven and ninety-three hundredths (397.93) feet to an iron pin in the westerly margin of Trousdale Drive; thence with said margin of Trousdale Drive, South 6° 20' East, eighty-four and ninety-eight (84.98) feet to a concrete monument; thence South 6° 20' East, seven hundred twenty-four and forty-two hundredths (724.42) feet to an iron pin; thence with a curve to the right having a central angle of 8° 11' and a radius of one thousand twenty-three and fifty-eight hundredths (1,023.58) feet for a distance of one hundred forty-six and nineteen hundredths (146.19) feet to a concrete monument; thence South 1° 51' West, three hundred six and seventy-three hundredths (306.73) feet to the Point of Beginning.

Being the same property conveyed to Purina Animal Nutrition LLC, a Delaware limited liability company by Warranty Deed from Purina Mills, LLC a Delaware limited liability company of record in Instrument No. 20210223-0021827, in the Register's Office of Davidson County, Tennessee.

Map Parcel Number 133-37.

Exhibit B to Warranty Deed
Permitted Exceptions

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
2. All matters shown on plat(s) of record in Plat Book 3600, Page 57, in the Register's Office of Davidson County, Tennessee.
3. Subject to the rights of the railroad company servicing the railroad siding located on the subject land.
4. Rights of the Railroad Company to expand its right of way to its full charter width.

Tennessee Certification of Electronic Document

I, Chanthou Faust, do hereby make oath that I am ~~a licensed attorney and/or~~ the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 18, 2025 (date of document).

Affiant Signature

February 20, 2025
Date

State of MINNESOTA

County of HENNEPIN

Sworn to and subscribed before me this 20th day of February, 2025.

KILEY MICHELLE CERMAK RUNION
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31 2026

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL