

**Prepared by:**

Douglas Stanford, Attorney  
K&L Gates LLP  
200 S. Biscayne Boulevard, Suite 3900  
Miami, Florida 33131

**After Recording Mail To:**

**Mail Tax Bills To:**

*This space reserved for Recorder's use only.*

**SPECIAL WARRANTY DEED**

This Indenture, made this \_\_\_\_ day of \_\_\_\_\_, 2018, between **WAMBLE MOUNTAIN FARMS, LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, the Grantor, and \_\_\_\_\_, a \_\_\_\_\_, having an address of \_\_\_\_\_, the Grantee;

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, its successor and assigns, FOREVER, the real estate described on Exhibit A attached hereto, situated in the County of Monroe and State of Illinois. The permanent index numbers of said real estate are as set forth on Exhibit A.

Together with all and singular hereditaments and appurtenances belonging there, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances:

**TO HAVE AND TO HOLD** the said premises as described above, with the appurtenances, unto the Grantee, its successors and assigns, forever.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee and its successors that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited;



**EXHIBIT A**

**Legal Description**

Real property in the County of **Monroe**, State of **Illinois**, described as follows:

**TAX LOT NO. 2, AND TAX LOT NO. 2-B, ALL IN SURVEY NO. 314, CLAIM NO. 745, IN TOWNSHIP 4 SOUTH, RANGE 10 WEST OF THE 3RD P.M., AS SHOWN BY SURVEYOR'S OFFICIAL PLAT RECORD "A" AT PAGE 79, OF MONROE COUNTY, ILLINOIS, RECORDS.**

**ALSO:**

**ALL THAT PART OF LOT NO. 1 IN THE DIVISION OF LAND AMONG THE HEIRS OF HENRY JUELF, DECEASED, IN SURVEY NOS. 314 AND 315, CLAIM NO. 745 AND 1282, IN T. 4 S., R. 10 WEST OF THE 3RD P.M., LYING SOUTHEASTERLY OF THE CENTERLINE OF THE FULTS-IVY LANDING PUBLIC ROAD, AS SHOWN BY THE PLAT THEREOF RECORDED IN PLAT BOOK "A" ON PAGE 105, IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS.**

Tax Parcel Identification:

15-28-300-001-000

15-28-100-002-000

15-21-300-007-000

## **EXHIBIT B**

### **Permitted Exceptions**

1. General real estate taxes for the year 2018 and subsequent years, not yet due and payable.
2. Rights of tenants in possession under unrecorded leases, as tenants only, with no options to purchase or rights of first refusal.
3. Rights of the public, the State of Illinois and the municipality in and to any part of the Land taken or used for roadway purposes.
4. Rights of public or quasi-public utility companies in and to any portion of the premises used for utility purposes.
5. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes.
6. Rights of others in and to any portion of the Land lying within the right-of-way lines of any public roadways.
7. Easement granted June 24, 1946 to Ft. Chartres and Ivy Landing Drainage and Levee District No. 5, Monroe and Randolph Counties, Ill., recorded July 25, 1949 in Deed Record 69 Page 573. (Affects Parcel 3)
8. Right of Way Easement granted January 13, 1971 to Monroe County Electric Cooperative, Inc., recorded April 6, 1971 in Deed Record 108 Page 152. (Affects Parcel 3)
9. Rights of owners of land bordering on the Mill Creek in respect to the water and the use of the surface of said creek.
10. UCC Financing Statement evidencing an indebtedness from Randy Esker, debtor, to Ag Assets LLC, secured party, recorded January 23, 2017 as Document No. 387972, as assigned to Wamble Mountain Farms, LLC, secured party, by UCC Assignment recorded December 4, 2017, as Document No. 393256.
11. UCC Financing Statement evidencing an indebtedness from Randy Esker, debtor, to Ag Assets LLC, secured party, recorded January 23, 2017 as document 387973 as Document No. 387972, as assigned to Wamble Mountain Farms, LLC, secured party, by UCC Assignment recorded December 4, 2017, as Document No.387973.