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:	
Man Tax Dilis To.	
	This space reserved for Recorder's use only.

İ

SPECIAL WARRANTY DEED

This Indenture, made this day of	, 2018, between WAMBLE MOUNTAIN
FARMS, LLC, a limited liability company create	ed 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:

And that it WILL WARRANT AND DEFEND, said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those matters described on Exhibit B attached hereto.

IN WITNESS WHEREOF, said Grantor has caused these presents to be executed, the day and year first above written.

	WAMBLE MOUNTAIN FARMS, LLC, a Delaware limited liability company
	By: Name: Julius R. "Trey" Sherman, III Title: President
STATE OF LOUISIANA)) SS. PARISH OF OUACHITA)	
CERTIFY THAT Julius R. "Trey" Sherm FARMS, LLC, a Delaware limited liability person whose name is subscribed to the for person, and acknowledged that he/she signed authority given to him/her by the limited liab	ic in and for said Parish, in the State aforesaid, an, III as President of WAMBLE MOUNTAIN company, personally known to me to be the same regoing instrument, appeared before me this day in I, sealed and delivered the instrument pursuant to the bility company as his/her free and voluntary act and ay, for the uses and purposes therein set forth.
Given under my hand and notarial sea	al, this, 2018.
	Notary Public
My commission expires on	

[Signature Page to Special Warranty Deed - Fults Farm Tract 1]

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 JUELFS, 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.