

## BILL OF SALE AND GENERAL ASSIGNMENT

THIS BILL OF SALE AND GENERAL ASSIGNMENT (“**Bill of Sale**”) is made as of the \_\_\_\_ day of \_\_\_\_\_, 2018, by WAMBLE MOUNTAIN FARMS, LLC, a Delaware limited liability company (“**Grantor**” or “**Assignor**”) for the benefit of [TBD], a \_\_\_\_\_ (“**Grantee**” or “**Assignee**”).

As part of the closing of the transaction contemplated by that certain Real Estate Purchase Agreement – Sale Upon Auction between Grantor and Grantee with an effective date of August 30, 2018 (the “**Purchase Agreement**”) on the Property (as that term is defined in the Purchase Agreement) more particularly described in **Exhibit “1”** attached hereto and made a part hereof, Grantor does hereby grant, bargain, sell, transfer and deliver unto Grantee, its successors and assigns, all goods, chattels and items of personal property now owned by Grantor and located on or used in connection with the Property.

Further, Assignee does hereby sell, assign, convey and transfer to Assignee any and all right, title and interest of Assignor in and to the following:

1. All existing licenses, permits, approvals and entitlements for development issued or granted by governmental or quasi-governmental bodies or entities having jurisdiction or authority over the Property and pending applications therefor related to the Property (collectively, “**Governmental Approvals**”);
2. All warranties, correction rights and guarantees, expressed or implied, written or oral, relating to or arising out of any agreements or contracts related to the development, design and/or construction of improvements to the Property (collectively, “**Warranties**”);
3. All plans and specifications, surveys, environmental studies, soils reports, instruction manuals and procedure manuals, and any other documents, work product or intellectual property related to the use, design and/or construction of the Property (collectively, the “**Materials**”);
4. That certain Farm Lease and Security Agreement dated \_\_\_\_\_, 2018, by and between Grantor, as Landlord, and Randy Esker, as Tenant, for the Property (the “**Farm Lease**”); and
5. That certain Grain Bin Lease Agreement dated \_\_\_\_\_, 2018, by and between Grantor, as Landlord and Randy Esker, as Tenant, for the Grain Bins (as such term is defined therein) (the “**Grain Bin Lease**”).

The Governmental Approvals, Warranties, Materials, Farm Lease, and the Grain Bin Lease are sometimes collectively referred to as the “**Assigned Property**”.

Assignor represents and warrants that any and all amounts that were due and payable to third parties with respect to the Assigned Property through the date of this Bill of Sale (“**Pre-Closing Payment Obligations**”) have been paid in full and Assignor shall indemnify, defend and hold Assignee harmless from any and all claims, liabilities, costs and expenses (including reasonable attorneys’ fees and the cost to bond around lien claims) arising out of or related to Pre-Closing Payment Obligations.

At the request of Grantee/Assignee, Grantor/Assignor agrees to execute, acknowledge and deliver such additional documents and instruments and to take such further actions as may be reasonably necessary or appropriate to effect the conveyances or assignments contemplated by this Bill of Sale.

EXECUTED AS OF THE DATE FIRST ABOVE WRITTEN.

ASSIGNOR:

WAMBLE MOUNTAIN FARMS, LLC

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT 1  
TO  
BILL OF SALE AND GENERAL ASSIGNMENT**

**LEGAL DESCRIPTION OF PROPERTY**

LOT 2 BEING SHOWN AS CONSISTING OF 68.89 ACRES AND 38.11 ACRES AS PER PLAT OF LAND OF WILLIAM WINKELMANN, DECEASED, ON PAGE 116 OF PLAT BOOK "A" IN THE OFFICE OF THE COUNTY CLERK OF MONROE COUNTY, ILLINOIS, ALL SITUATED IN MONROE COUNTY.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF TAX LOT 2 IN SURVEY 769, CLAIM 263, AND PART OF TAX LOT 5 OF SECTION 25 IN TOWNSHIP 4 SOUTH, RANGE 11 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, LYING SOUTHERLY AND WESTERLY OF THE CENTER OF THE MAIN DITCH OF MOREDOCK AND IVY LANDING DIST. NO. 1; BEING ALSO KNOWN AS THAT PART OF LOT 2, AS SHOWN ON THE PLAT OF LAND OF WILLIAM WINKELMANN, DEC'D., ON PAGE 116 OF PLAT BOOK "A" IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, LYING SOUTHERLY AND WESTERLY OF THE CENTER OF THE MAIN DITCH OF MOREDOCK AND IVY LANDING DIST. NO. 1.

FURTHER EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE: BEGINNING AT THE NORTHERLY CORNER OF TAX LOT 2 OF SURVEY 769, CLAIM 263; THENCE SOUTH 55° 05' EAST, A DISTANCE OF 1,400.78 FEET TO A POINT; THENCE SOUTH 52° WEST, A DISTANCE OF 1,215.65 FEET TO A POINT IN THE CENTERLINE OF A PUBLIC ROADWAY KNOWN AS LONG LAKE ROAD; THENCE NORTHWESTERLY, ALONG THE CENTERLINE OF LONG LAKE ROAD TO A POINT BEING THE INTERSECTION OF THE CENTERLINE OF LONG LAKE ROAD AND THE NORTHWESTERLY LINE OF TAX LOT 2 OF SURVEY 769, CLAIM 263; THENCE NORTH 34° 55' EAST, ALONG THE NORTHWESTERLY LINE OF TAX LOT 2 OF SURVEY 769, CLAIM 263, A DISTANCE OF 756.93 FEET TO THE POINT OF BEGINNING, AND BEING PART OF TAX LOT 2 OF SURVEY 769, CLAIM 263, OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, ALSO BEING KNOWN AS PART OF LOT 2, AS SHOWN ON THE PLAT OF LAND OF WILLIAM WINKELMANN, DEC'D., ON PAGE 116 OF PLAT BOOK "A" IN THE RECORDOR'S OFFICE OF MONROE COUNTY, ILLINOIS.