

Prepared by:

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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:

Part of the Southwest Quarter of the Northwest Quarter, Part of the North Half of the Northwest Quarter of the Southeast Quarter, Part of the North Half of the Northeast Quarter of the Southwest Quarter and Part of the Northwest Quarter of the Southwest Quarter, all in Section 23, Township 4 South, Range 11 West of the Third Principal Meridian, Monroe County, Illinois being more particularly described as follows:

Beginning at an iron pin set at the Northwest corner of said Southwest Quarter of the Northwest Quarter; thence South 89°45'18" East 907.68 feet along the North line of said Southwest Quarter of the Northwest Quarter to an iron pin set in the centerline of Levee Road; thence along said centerline South 48°17'31" East 232.17 feet to an iron pin set in the South line of said North Half of the Northwest Quarter of the Southeast Quarter; thence continuing along said centerline South 45°15'15" East 157.73 feet to an iron pin set; thence continuing along said centerline South 41°51'48" East 256.48 feet to an iron pin set; thence continuing along said centerline South 40°07'49" East 1995.00 feet to an iron pin set; thence North 89°29'22" West 1375.37 feet to the East bank of the Mississippi River; thence in Northwesterly direction along and with the meander of said East bank a distance of 1698 feet, more or less, to the West line of said Southwest Quarter of said Northwest Quarter; thence North 01°54'21" West 857.08 feet along said West line to the Point of Beginning, containing 62.209 acres, more or less.

Subject to the Right of Way of Levee Road along the entire Northeasterly side thereof. Subject also to any and all easements, rights of way, restrictions and covenants, recorded or otherwise.

Tax Parcel Identification:
14-23-200-001-000 (part)
14-23-100-002-000 (part)

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 March 28, 1946 to Harrisonville and Ivy Landing Drainage and Levee District No. 2, Monroe County, Ill., recorded March 24, 1949 in Deed Record 69 Page 531.
8. Easement granted February 13, 1974 to Moredock and Ivy Landing Drainage District No. 1 of Monroe County, Illinois, recorded February 26, 1974 in Deed Record 115 Page 273.
9. Rights of the United States of America, State of Illinois, the municipality and the public in and to that part of the Land lying within the bed of the Mississippi River; and the rights of other owners of land bordering on the river in respect to the water of said river.
10. Rights, if any, of the United States of America, State of Illinois, the municipality and the public in and to so much of the Land, if any, as may have been formed by means other than natural accretions, or which may be covered by the waters of the Mississippi River.
11. 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.
12. 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. 393257.