

Prepared by:

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After Recording Mail To:**Mail Tax Bills To:**

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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 Surveys 320, 321, 322, 323, 324, and 325; said Surveys 322, 323, 324 and 325 also being part of the "Hardy Tract" as recorded in Survey Record Book B, Page 34, in the Office of the Recorder of Monroe County, all parts in Township 5 South, Range 10 West of the Third Principal Meridian, Monroe County, Illinois being more particularly described as follows:

Commencing at an iron pipe found at the Northwest corner of said "Hardy Tract"; thence South 34°19'05" West 2108.59 feet along the West line of said "Hardy Tract" also being the West line of said Survey 325 to an iron pin set in the Centerline of Levee Road; thence South 48°32'05" East 2745.04 feet along the Centerline of Levee Road to an iron pin set in the East line of said Survey 320; thence South 34°25'32" West 5178.61 feet along said East line of Survey 320 to the Northeasterly Bank of the Mississippi River; thence in Northwesterly direction along and with the meander of said Northeasterly bank a distance of 3,577 feet, more or less, to the West line of said Survey 325, also being the West line of said Hardy Tract; thence North 34°19'05" East 4015. 73 feet along said East line to the Point of Beginning, containing 286.641 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:

17-05-300-001-000 (part)

17-07-200-001-000 (part)

17-08-100-001-000 (part)

17-06-400-002-000

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 May 31, 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 567.
8. Rights of owners of land bordering on the Mill Creek in respect to the water and the use of the surface of said creek.
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.