

TRUSTEE'S DEED

THIS INDENTURE, MADE this 18th
day of May, 2017, between
Mary Ellis Grafton, James O'Keith
Ellis and Charles C. Ellis, Co-Trustees
of The James Oscar Ellis Irrevocable
Trust, originally dated 7/24/1998, and sub-
sequently amended and restated,
Party of the First Part, and
Quad City Bank and Trust Company,
Successor Trustee of the Wanda I.
I. Ellis and James O. Ellis Irrevocable
Trusts both originally dated 7/24/98
and restated 4/19/2006 and subsequently
amended, for the benefit of Bonnie E.
Ellis
Party of the Second Part;

WITNESSETH, that said Party of the First Part, in consideration of the sum of One and 00/100 (\$1.00) Dollar and other good and valuable consideration in hand paid does hereby **GRANT, SELL** and **CONVEY** unto the said Party of the Second Part, all interest in the following described real estate, situated in Rock Island County, Illinois.

See Exhibit A: Conveying 67.60+/- Acres
Page 1: Survey; Parcel 1 containing 67.60 Acres.
Page 2: Metes and bounds description of real estate
conveyed by this instrument.

together with hereditaments and appurtenances thereunto belonging.

This deed is subject to restrictive covenants and easements, if any, of record and to taxes for the year 2017 and subsequent years.

The real estate conveyed herein is being conveyed in its "AS-IS, WHERE-IS - NO EXCEPTIONS".

This deed is subject to all encumbrances, liens, conditions, and/or restrictions of record, or imposed by law.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustees by the terms of said Trust Agreement.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set their hands and seals this 18th day of May, 20 17.

**THE WANDA I. ELLIS IRREVOCABLE TRUST
Originally Dated 7/24/1998, and Subsequently
Amended and Restated.**

STATEMENT OF EXEMPTION UNDER
REAL ESTATE TRANSFER TAX LAW
I hereby declare that this deed represents a
transaction exempt under provisions of
Paragraph e Section 31-45, of the Real
Estate Transfer Tax Law.

Robert H. Alvine 5/18/2017

By Mary Ellis Grafton
Mary Ellis Grafton, Co-Trustee

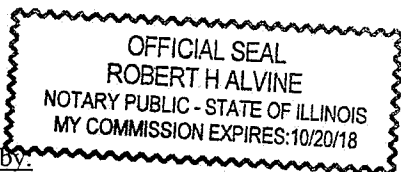
By James O'Keith Ellis
James O'Keith Ellis, Co-Trustee

By Charles C. Ellis
Charles C. Ellis, Co-Trustee

State of Illinois)
) ss:
Rock Island County)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Mary Ellis Grafton, James O'Keith Ellis and Charles C. Ellis, Co-Trustees of the herein above referenced Trust personally known to me to be the same person whose name is subscribed to the foregoing instrument, as Trustee, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act as such Trustee, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 18th day of May, 20 17.



Robert H. Alvine
Notary Public

Prepared by:
Robert H. Alvine
Alvine & Alvine
525 - 16th Street, Suite #200
Moline, Illinois 61265

Mail Tax Bill To:
Quad City Bank and Trust Company, Successor Trustee
of the Wanda I. Ellis and James O. Ellis Irrevocable
Trusts both originally dated 7/24/1998 and restated
4/19/2006 and subsequently amended, for the benefit
of Bonnie E. Ellis
3551 - 7th Street
Moline, IL 61265

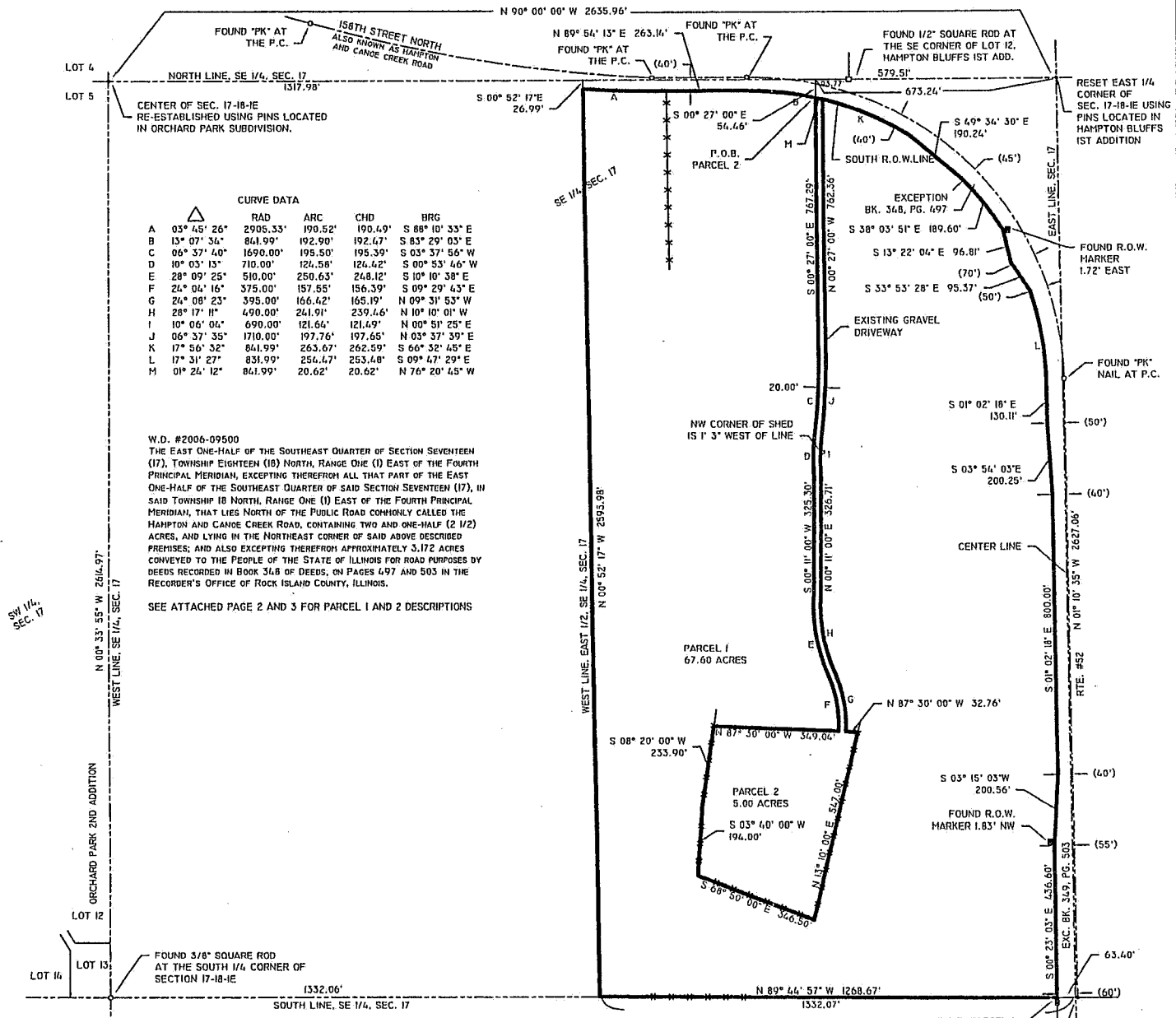
Grantee's Address is:
Quad City Bank and Trust Company, Successor Trustee
of the Wanda I. Ellis and James O. Ellis Irrevocable
Trusts both originally dated 7/24/1998 and restated
4/19/2006 and subsequently amended, for the benefit
of Bonnie E. Ellis
3551 - 7th Street
Moline, IL 61265

Return to:
Robert H. Alvine
Alvine & Alvine
525 - 16th Street, Suite #200
Moline, IL 61265

PLAT OF SURVEY

OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 18 NORTH, RANGE 1 EAST OF THE 4TH PRINCIPAL
MERIDIAN, ROCK ISLAND COUNTY, ILLINOIS.

DESCRIPTION ATTACHED



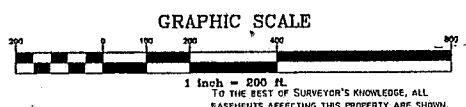
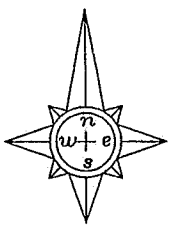
	△	RAD	ARC	CHD	BRG
A	03° 45' 26"	2905.33'	190.52'	190.49'	S 88° 10' 33" E
B	13° 07' 34"	841.99'	192.90'	192.47'	S 83° 29' 03" E
C	06° 37' 40"	1690.00'	195.50'	195.39'	S 03° 37' 56" W
D	10° 03' 13"	710.00'	124.58'	124.42'	S 00° 53' 46" W
E	28° 09' 25"	510.00'	250.63'	248.12'	S 10° 10' 38" E
F	24° 04' 16"	375.00'	187.55'	186.39'	S 09° 29' 43" E
G	24° 08' 23"	395.00'	166.42'	165.19'	N 09° 31' 53" W
H	28° 17' 11"	490.00'	241.91'	239.46'	N 10° 10' 01" W
I	10° 06' 04"	690.00'	121.64'	121.49'	N 00° 51' 25" E
J	06° 37' 35"	1710.00'	197.76'	197.65'	N 03° 37' 39" E
K	17° 56' 32"	841.99'	263.67'	262.59'	S 66° 32' 45" E
L	17° 31' 27"	831.99'	256.47'	253.48'	S 09° 47' 29" E
M	01° 24' 12"	841.99'	20.62'	20.62'	N 76° 20' 45" W

W.D. #2006-09500
THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP EIGHTEEN (18) NORTH, RANGE ONE (1) EAST OF THE FOURTH PRINCIPAL MERIDIAN, EXCEPTING THEREFROM ALL THAT PART OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION SEVENTEEN (17), IN SAID TOWNSHIP 18 NORTH, RANGE ONE (1) EAST OF THE FOURTH PRINCIPAL MERIDIAN, THAT LIES NORTH OF THE PUBLIC ROAD COMMONLY CALLED THE HAMPTON AND CANOE CREEK ROAD, CONTAINING TWO AND ONE-HALF (2 1/2) ACRES, AND LYING IN THE NORTHEAST CORNER OF SAID ABOVE DESCRIBED PREMISES; AND ALSO EXCEPTING THEREFROM APPROXIMATELY 3.172 ACRES CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS FOR ROAD PURPOSES BY DEEDS RECORDED IN BOOK 348 OF DEEDS, ON PAGES 497 AND 503 IN THE RECORDER'S OFFICE OF ROCK ISLAND COUNTY, ILLINOIS.

SEE ATTACHED PAGE 2 AND 3 FOR PARCEL 1 AND 2 DESCRIPTIONS

[Signature]
DIRECTOR OF ZONING AND BUILDING
PROPERTY IS ZONED SE-2
11-20-12
DATE

PREPARED FOR:
ELLIS ESTATE
c/o ROBERT ALVINE, ATTY.
SURVEY ADDRESS:
2516 - 158TH STREET NORTH
EAST MOLINE, ILLINOIS



REVISED: 11-20-12



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
[Signature]
MICHAEL D. CRAPNELL
ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE EXPIRATION DATE NOVEMBER 30, 2012
DATE: 11-20-12
NO. 35-2390

LEGEND:
DEED DIMENSION = (0.0')
FIELD DIMENSION = 0'
MONUMENTS FOUND = ◊
MONUMENTS SET #4: REBAR
CAPPED "CRAPNELL NO. 35-2390" = ●
FENCE LINE = — X — X — X — X — X — X — X — X —
FOUND R.O.W. MARKER = ■

CRAPNELL LAND SURVEYING COMPANY
814 EAST RIVER DRIVE
DAVENPORT, IOWA 52803
(563) 336-3256
PROFESSIONAL LAND SURVEYING FID# 181-007165

SURVEY DATE:	8-20-12	LOCATION:	ROCK ISLAND COUNTY, IL.
SCALE:	1" = 200'	DRAWN:	KLC
		CHK'D:	MDC
		DWG NO.:	2964

PAGE 2 ELLIS SURVEY PARCEL ONE

Part of the East Half of the Southeast Quarter of Section 17, Township 18 North, Range 1 East of the 4th Principal Meridian, Rock Island County, Illinois, more particularly described as follows:

Commencing at the southeast corner of said Section 17; thence North 89 degrees 44 minutes 57 seconds West along the south line of said Southeast Quarter, a distance of 63.40 feet to the POINT OF BEGINNING on the westerly right of way line of 158th Street North; thence continuing West along said line, a distance of 1268.67 feet to the southwest corner of said East Half of the Southeast Quarter; thence North 0 degrees 52 minutes 17 seconds West along the west line of said East Half, a distance of 2593.98 feet to the intersection with the southerly right of way line of said 158th Street North; thence following said southerly right of way line along a non-tangent curve, concave to the North, having a radius of 2905.33 feet, a central angle of 3 degrees 45 minutes 26 seconds, and a chord of 190.49 feet bearing South 88 degrees 10 minutes 33 seconds East; thence East along said curve, a distance of 190.52 feet; thence North 89 degrees 54 minutes 13 seconds East, a distance of 263.14 feet to the point of curvature of a non-tangent curve, concave to the South, having a radius of 841.99 feet, a central angle of 13 degrees 07 minutes 34 seconds, and a chord of 192.47 feet bearing South 83 degrees 29 minutes 03 seconds East; thence East along said curve, a distance of 192.90 feet; thence leaving said southerly right of way line, South 0 degrees 27 minutes 00 seconds East, a distance of 767.29 feet to the point of curvature of a non-tangent curve, concave to the West, having a radius of 1690.00 feet, a central angle of 6 degrees 37 minutes 40 seconds, and a chord of 195.39 feet bearing South 3 degrees 37 minutes 56 seconds West; thence South along said curve, a distance of 195.50 feet to the point of curvature of a non-tangent curve, concave to the East, having a radius of 710.00 feet, a central angle of 10 degrees 03 minutes 13 seconds, and a chord of 124.42 feet bearing South 0 degrees 53 minutes 46 seconds West; thence South along said curve, a distance of 124.58 feet; thence South 0 degrees 11 minutes 00 seconds West, a distance of 325.30 feet to the point of curvature of a non-tangent curve, concave to the East, having a radius of 510.00 feet, a central angle of 28 degrees 09 minutes 25 seconds, and a chord of 248.12 feet bearing South 10 degrees 10 minutes 38 seconds East; thence South along said curve, a distance of 250.63 feet to the point of curvature of a non-tangent curve, concave to the West, having a radius of 375.00 feet, a central angle of 24 degrees 04 minutes 16 seconds, and a chord of 156.39 feet bearing South 9 degrees 29 minutes 43 seconds East; thence South along said curve, a distance of 157.55 feet; thence North 87 degrees 30 minutes 00 seconds West, a distance of 349.04 feet; thence South 8 degrees 20 minutes 00 seconds West, a distance of 233.90 feet; thence South 3 degrees 40 minutes 00 seconds West, a distance of 194.00 feet; thence South 68 degrees 50 minutes 00 seconds East, a distance of 346.50 feet; thence North 13 degrees 10 minutes 00 seconds East, a distance of 547.00 feet; thence North 87 degrees 30 minutes 00 seconds West, a distance of 32.76 feet to the point of curvature of a non-tangent curve, concave to the West, having a radius of 395.00 feet, a central angle of 24 degrees 08 minutes 23 seconds, and a chord of 165.19 feet bearing North 9 degrees 31 minutes 53 seconds West; thence North along said curve, a distance of 166.42 feet to the point of curvature of a non-tangent curve, concave to the East, having a radius of 490.00 feet, a central angle of 28 degrees 17 minutes 11 seconds, and a chord of 239.46 feet bearing North 10 degrees 10 minutes 01 second West; thence North along said curve, a distance of 241.91 feet; thence North 0 degrees 11 minutes 00 seconds East, a distance of 326.71 feet to the point of curvature of a non-tangent curve, concave to the East, having a radius of 690.00 feet, a central angle of 10 degrees 06 minutes 04 seconds, and a chord of 121.49 feet bearing North 0 degrees 51 minutes 25 seconds East; thence North along said curve, a distance of 121.64 feet to the point of curvature of a non-tangent curve, concave to the West, having a radius of 1710.00 feet, a central angle of 6 degrees 37 minutes 35 seconds, and a chord of 197.65 feet bearing North 3 degrees 37 minutes 39 seconds East; thence North along said curve, a distance of 197.76 feet; thence North 0 degrees 27 minutes 00 seconds West, a distance of 762.36 feet to the intersection with said southerly right of way line of 158th Street North at a point of curvature of a non-tangent curve, concave to the Southwest, having a radius of 841.99 feet, a central angle of 17 degrees 56 minutes 32 seconds, and a chord of 262.59 feet bearing South 66 degrees 32 minutes 45 seconds East; thence following said southerly and westerly right of way line, Southeast along said curve, a distance of 263.67 feet; thence South 49 degrees 34 minutes 30 seconds East, a distance of 190.24 feet; thence South 38 degrees 03 minutes 51 seconds East, a distance of 189.60 feet; thence South 13 degrees 22 minutes 04 seconds East, a distance of 96.81 feet; thence South 33 degrees 53 minutes 28 seconds East, a distance of 95.37 feet to the point of curvature of a non-tangent curve, concave to the West, having a radius of 831.99 feet, a central angle of 17 degrees 31 minutes 27 seconds, and a chord of 253.48 feet bearing South 9 degrees 47 minutes 29 seconds East; thence South along said curve, a distance of 254.47 feet; thence South 1 degree 02 minutes 18 seconds East, a distance of 130.11 feet; thence South 3 degrees 54 minutes 03 seconds East, a distance of 200.25 feet; thence South 1 degree 02 minutes 18 seconds East, a distance of 800.00 feet; thence South 3 degrees 15 minutes 03 seconds West, a distance of 200.56 feet; thence South 0 degrees 23 minutes 03 seconds East, a distance of 436.60 feet to the POINT OF BEGINNING; said described tract containing 2,944,810 square feet (67.60 acres), more or less.