

TRUSTEE'S DEED

THIS INDENTURE, MADE this 18th
day of May, 20 17, between
Mary Ellis Grafton, James O'Keith
Ellis and Charles C. Ellis, Co-Trustees
of The Wanda I. 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. Ellis
and James O. Ellis Irrevocable Trusts
both originally dated 7/24/1998 and Re-
stated 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.

Exhibit A: 10.02 Acre Tract; Description Attached.
Exhibit B: Plat of Survey of subject premises dated
6/30/16; Surveyor, Jimmy D. Rose; Ament Design.

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 it "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 Trustee 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, 2017.

**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

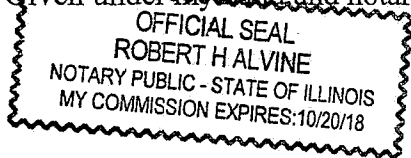
By James O'Keith Ellis
James O'Keith Ellis, Co-Trustee

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 persons whose names are subscribed to the foregoing instrument, as Co-Trustees, 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 Co-Trustees, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 18th day of May, 2017.



Robert H. Alvine
Notary Public

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

LEGAL DESCRIPTION

Part of the East 120 acres of the Northeast Quarter (NE1/4) of Section 20, Township 18 North, Range 1 East of the 4th Principal Meridian, Rock Island County, Illinois, being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter (NE ¼) of said Section 20;

Thence North 87 degrees 57 minutes 28 seconds West on the north line of the Northeast Quarter (NE ¼) of said Section 20, a distance of 63.27 feet to the West right-of-way line of a public roadway designated as 158th Street North and the Point of Beginning;

Thence South 1 degrees 50 minutes 27 seconds East, 440.56 feet on said west right-of-way line;

Thence South 0 degrees 47 minutes 41 seconds West, 30.08 feet on said west right-of-way line to the center line of a public roadway designated 20th Avenue North;

Thence North 85 degrees 03 minutes 34 seconds West, 742.42 feet on said centerline of 20th Avenue North;

Thence Westerly on said centerline 206.73 feet, on the arc of a circle curving to the left, said arc having a radius of 2790.67 feet, a central angle of 4 degrees 14 minutes 40 seconds and a long chord bearing South 87 degrees 10 minutes 56 seconds West, a chord distance of 206.68 feet;

Thence North 89 degrees 18 minutes 14 seconds West on said centerline, 42.04 feet to the Southeast corner of the premises conveyed to Susan E. Ellis by Warranty Deed Document number 201300888;

Thence North 0 degrees 41 minutes 55 seconds East, 430.39 feet on said east line of premises conveyed to Susan E. Ellis to the north line of the Northeast Quarter (NE ¼) of said Section 20;

Thence South 87 degrees 57 minutes 28 seconds East, 969.76 feet on said north line to the Point of Beginning.

The above described real estate contains 10.02 acres, more or less, of which 0.68 acre, more or less is lying within the public roadway right of way.

Bearings are referenced to the Illinois State Plane Coordinate System West Zone Datum, NAD83 (2012 ADJ).

Exhibit A

PLAT OF SURVEY

PART OF EAST 120 ACRES OF NORTHEAST QUARTER OF SECTION 20 T.18N., R.1E., OF THE 4TH P.M. ROCK ISLAND COUNTY, ILLINOIS

WANDA I. ELLIS LIVING TRUST WARRANTY DEED DOC.#2006-10474

FOUND 3/8" SQUARE ROD NW COR. NE 1/4 PER MONUMENT RECORD #2013-00750

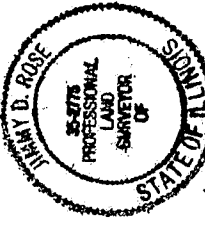
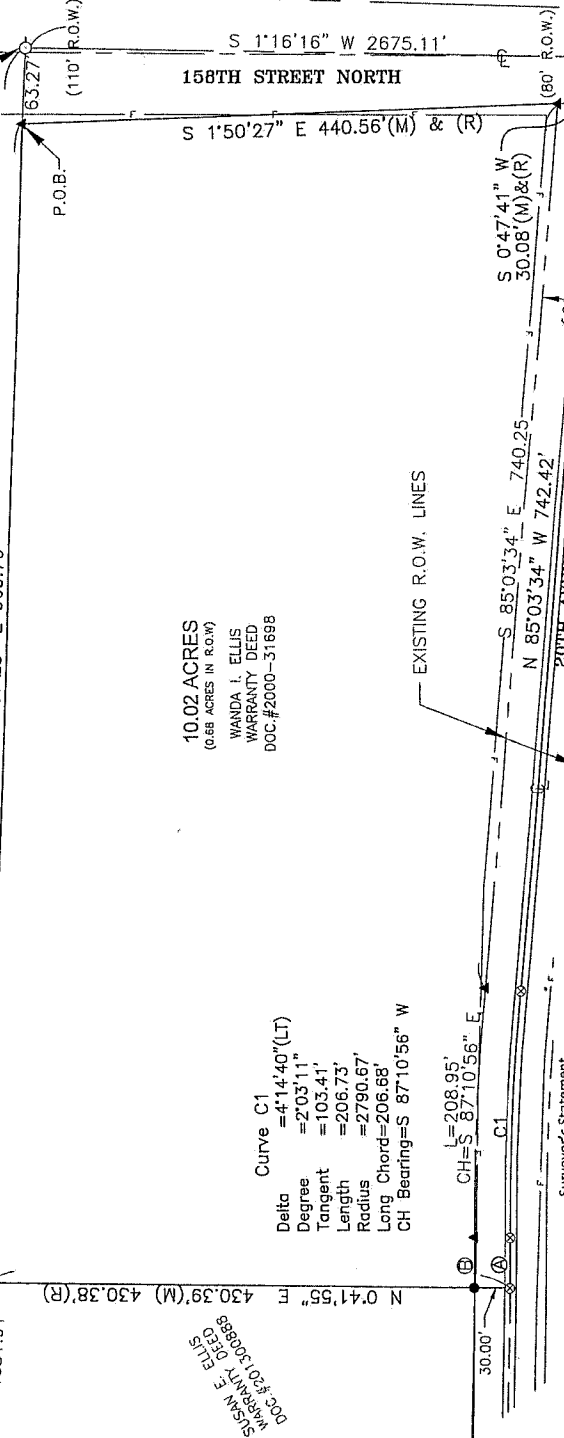
2664.94' S 87°57'28" E 969.76'

SET P.K. NAIL AT N.E. CORNER OF SECTION 20

63.27' (110' R.O.W.)

10.02 ACRES (0.68 ACRES IN R.O.W.) WANDA I. ELLIS WARRANTY DEED DOC.#2000-31698

Curve C1
Delta = 4°14'40" (LT)
Degree = 2°03'11"
Tangent = 103.41'
Length = 206.73'
Radius = 2790.67'
Long Chord = 206.68'
CH Bearing = S 87°10'56" W
L = 208.95'
CH = S 87°10'56" E



Surveyor's Statement
I, Jimmy D. Rose, Illinois Professional Land Surveyor No. 35-2775, do hereby state that this Plat of Survey was prepared from a field survey made under my direction for Wanda I. Ellis Revocable Trust of the real estate hereon described.

I further state that the Surveyor has made no independent search for easements of record, encumbrances or any other facts an accurate and current title search might disclose.

I further state that all buildings, surface and sub-surface improvements on the subject property are not necessarily shown on the annexed Plat.

I further state that this professional service conforms to the current Illinois Minimum Standards for a Boundary survey.

In witness whereof, I hereunto affix my hand and seal this 30th day of June, 2016 A.D.

Approved by: *Jimmy D. Rose*
Illinois Professional Land Surveyor 35-2775
Jimmy D. Rose

FIELD WORK COMPLETED 06/15/2016
FIELD BOOK: MLJ20

| DATE | BY | NO. | REVISION DESCRIPTION | APPROVED | DATE |
|------|-----|-----|----------------------|----------|------|
| | JDR | | | | |

BOUNDARY PLAT
ELLIS PLAT OF SURVEY
ROCK ISLAND COUNTY

AMENT PROJECT NUMBER: Z4156.R0602
SHEET NO. 1 OF 1

LEGAL DESCRIPTION
Part of the East 120 acres of the Northeast Quarter (NE 1/4) of Section 20, Township 18 North, Range 1 East of the 4th Principal Meridian, Rock Island County, Illinois, being more particularly described as follows:
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Thence South 0 degrees 47 minutes 51 seconds West, 30.08 feet on said west right-of-way line to the center line of a public roadway designated 20th Avenue North;
Thence North 85 degrees 03 minutes 34 seconds West, 742.42 feet on said centerline of 20th Avenue North;
Thence Westealy on said centerline 206.73 feet, on the arc of a circle curving to the left, said arc having a radius of 2790.67 feet, a central angle of 4 degrees 14 minutes 40 seconds and a long chord bearing South 87 degrees 10 minutes 56 seconds West, a chord distance of 206.68 feet;
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Thence South 87 degrees 57 minutes 28 seconds East, 969.76 feet on said north line to the Point of Beginning.
The above described real estate contains 10.02 acres, more or less, of which 0.68 acre, more or less is lying within the public roadway right of way. Bearings are referenced to the Illinois State Plane Coordinate System West Zone datum: NAD83 (2011 AD).

OWNERS:
WANDA I. ELLIS
REVOCABLE TRUST
1701 5TH AVE.
MOLINE, IL 61265
(309) 762-3617

SURVEYOR:
AMENT DESIGN
ATTN: JIMMY D. ROSE
4715 - 15TH STREET A
MOLINE, IL 61265
(309) 762-3617

FOUND CAPPED PIN #2775 AT THE EAST 1/4 CORNER OF SECTION 20 PER MON. RECORD #96-01868

BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES WEST ZONE NAD83(2011 AD).
ILLINOIS PROFESSIONAL DESIGN FIRM #184-002495