

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: 5.22 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 5/13/2017

By Mary Ellis Grafton
Mary Ellis Grafton, Co-Trustee

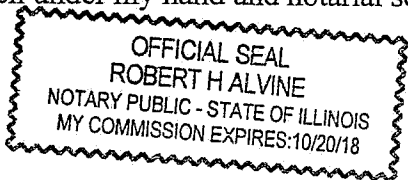
By James O'Keith Ellis
James O'Keith Ellis, Co-Trustee

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 Northwest corner of Northeast Quarter (NE ¼) of said Section 20;

Thence South 87 degrees 57 minutes 28 seconds East on the north line of the Northeast Quarter (NE ¼) of said Section 20, a distance of 643.92 feet to the Point of Beginning;

Thence continuing South 87 degrees 57 minutes 28 seconds East, 507.34 feet on said north line;

Thence South 0 degrees 41 minutes 55 seconds West, 441.68 feet to the center line of a public roadway designated 20th Avenue North;

Thence North 89 degrees 18 minutes 14 seconds West, 439.91 feet on said centerline;

Thence Westerly on said centerline 69.38 feet, on the arc of a circle curving to the left, said arc having a radius of 522.27 feet, a central angle of 7 degrees 37 minutes 02 seconds and a long chord bearing South 86 degrees 53 minutes 15 seconds West, a chord distance of 69.38 feet;

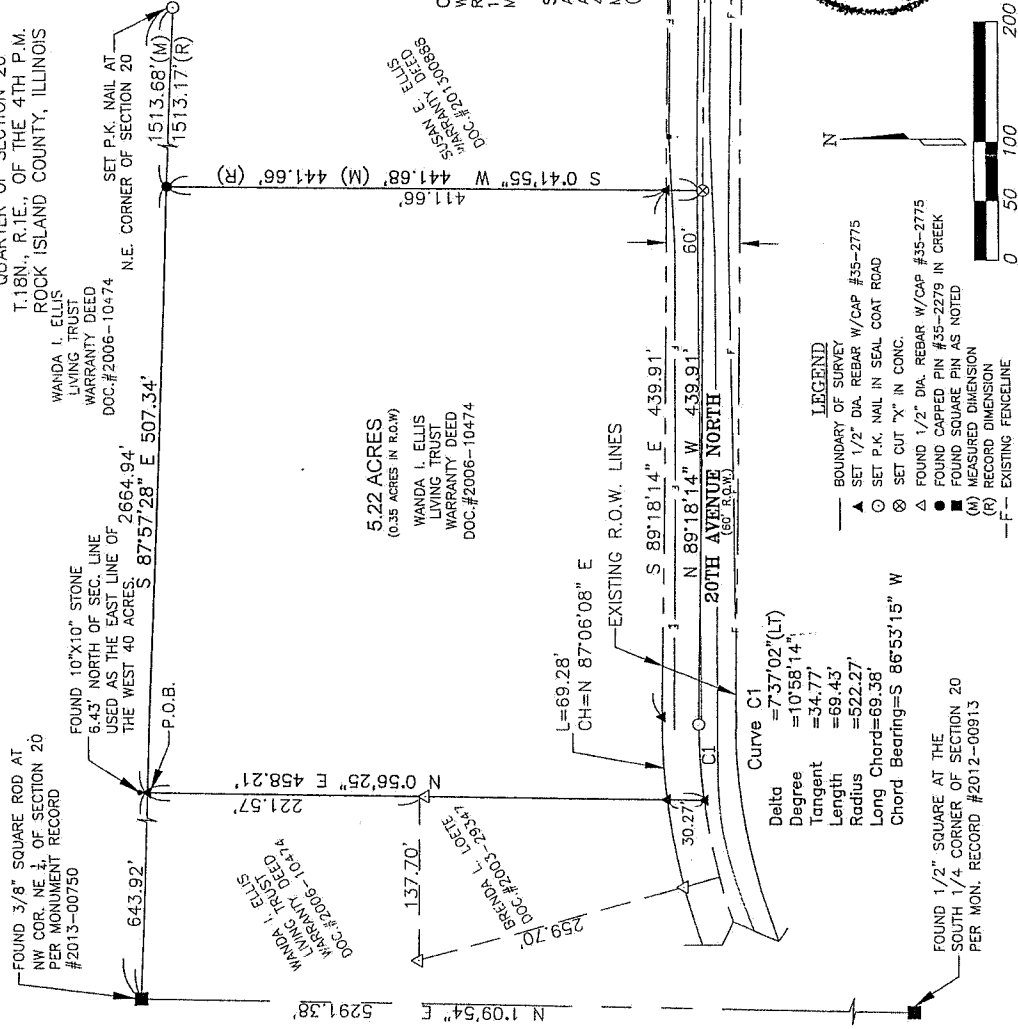
Thence North 0 degrees 56 minutes 25 seconds East, 458.21 feet to the Point of Beginning.

The above described tract contains 5.22 acres, more or less, of which 0.35 acre, more or less is lying within public roadway right of way.

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

PLAT OF SURVEY

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



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:

Commencing at the Northwest corner of Northeast Quarter (NE 1/4) of said Section 20; Thence South 87 degrees 57 minutes 28 seconds East on the north line of the Northeast Quarter (NE 1/4) of said Section 20, a distance of 643.92 feet to the Point of Beginning; Thence continuing South 87 degrees 57 minutes 28 seconds East, 507.34 feet on said north line; Thence South 0 degrees 41 minutes 55 seconds West, 441.66 feet to the center line of a public roadway designated 20th Avenue North; Thence North 89 degrees 18 minutes 14 seconds West, 439.91 feet on said centerline; Thence Westerly on said centerline 69.38 feet, on the arc of a circle curving to the left, said arc having a radius of 522.27 feet, a central angle of 7 degrees 37 minutes 02 seconds and a long chord bearing South 86 degrees 53 minutes 15 seconds West; a chord distance of 69.38 feet; Thence North 0 degrees 56 minutes 25 seconds East, 458.21 feet to the Point of Beginning.

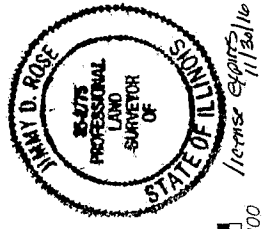
OWNERS:
WANDA I. ELLIS
REVOCABLE TRUST
1701 5TH AVE.
MOLINE, IL 61265

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

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.

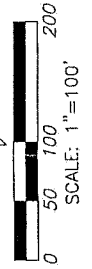
I further state that the Surveyor has made no independent search for easements of record, encumbrances or any other facts an accurate and current title search might disclose. I further state that all buildings, surface and sub-surface improvements on the subject property are not necessarily shown on 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.



Jimmy D. Rose
Illinois Professional Land Surveyor 35-2775
Jimmy D. Rose

- LEGEND**
- ▲ BOUNDARY OF SURVEY
 - SET 1/2" DIA. REBAR W/CAP #35-2775
 - ⊗ SET P.K. NAIL IN SEAL COAT ROAD
 - ⊙ SET CUT "X" IN CONC.
 - FOUND 1/2" DIA. REBAR W/CAP #35-2775
 - ▲ FOUND CAPPED PIN #35-2279 IN CREEK
 - FOUND SQUARE PIN AS NOTED
 - (M) MEASURED DIMENSION
 - (R) RECORD DIMENSION
 - F- EXISTING FENCELINE



BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM WEST ZONE NAD83(2011ADJ.)

DATE	BY	REVISION DESCRIPTION	APPROVED	DATE
	JDR			

FIELD WORK COMPLETED 06/15/2016 ILLINOIS PROFESSIONAL DESIGN FIRM #184-002495
BOUNDARY PLAT
ELLIS PLAT OF SURVEY
ROCK ISLAND COUNTY
AMENT PROJECT NUMBER: Z4156.R0602