

AGREEMENT FOR WARRANTY DEED

THIS INSTRUMENT, dated this 11th day of August, 2022, in witness unto agreement entered into by and between Kathleen S. Bordelon, 381 Bordelon Road, Hessmer, LA 71341, and Joyce A. Koshinski, 2093 North 2700 East Road, Moweaqua, IL, 62550, as Successor Trustees of the Elizabeth Ann Sprinkle Trust No. 050527, hereinafter referred to as Sellers, and _____, hereinafter referred to as Buyer(s), PROVIDES AS FOLLOWS:

ARTICLE I

Sale of Premises

Sellers agree to sell and convey to Buyer(s) merchantable title to the premises hereinafter described by legally sufficient form of Warranty Deed and Buyer(s) agree to make the payments and otherwise fulfill the commitments made herein in purchase of said premises, legally described pursuant to the legal descriptions as attached hereto as "Exhibit A".

NOTE: The descriptions attached hereto are subject to amendment based upon the legal description as finally determined and set forth in a Commitment for Title Insurance.

NOTE: Said property shall be sold "as is", in its present state and condition, subject to easements, reservations, covenants, restrictions, and assessments of record.

ARTICLE II

Possession

Sellers warrant that all rights to possession of the premises shall be delivered to Buyer(s) at the time the transaction is closed, subject to the current farm tenant's rights to possession for the 2022 crop year.

ARTICLE III

Contract Price

Buyer(s) agree to pay to Sellers \$ _____ for said premises as follows:

(a) _____ (10%) as a down payment and first installment in satisfaction of the Contract Price receipt of which Sellers hereby acknowledge.

(b) \$ _____ at the time Sellers are able to furnish Buyer(s) with the marketable title but in no event later than the Closing Date hereinafter provided. Interest shall accrue at the rate of Eight Percent (8%) on amounts not paid at the Closing

Date provided Sellers are then able to tender merchantable title and are not otherwise responsible in any part for the delay.

ARTICLE IV

Taxes and Assessments

Sellers warrant that all real estate taxes and special assessments assessed against the premises for the year 2021 and prior years have been paid, and acknowledge liability for the 2022 real estate taxes. Such amount shall be allowed as a credit to Buyer(s) in reduction of the Contract Price. Buyer(s) shall pay all real estate taxes for the 2022 tax year and beyond.

ARTICLE V

Title Evidence

Sellers shall promptly furnish Buyer(s) with a Commitment for Title Insurance certified to current date indicating that merchantable title is vested in Sellers subject to exceptions of record. Buyer(s) shall promptly thereafter notify Sellers in writing of those exceptions materially affecting merchantability of title. Sellers shall remove such exceptions prior to the closing date.

ARTICLE VI

Closing Date

Said transaction shall be closed at the offices of Spurling Title Services, 118 West Market St., Taylorville, IL 62568, on, September 12, 2022, or at such other time and place as is mutually acceptable to the parties.

ARTICLE VII

Special Provisions

Sellers shall retain 100% of the 2022 rental income. Buyer(s) acknowledge notice of the current farm tenant's rights to possession as it pertains to the 2022 crop year.

ARTICLE VIII

Environmental Hazards

Sellers state that to the best of their knowledge and belief, no environmental deficiencies in the nature of hazardous substances and/or conditions as might materially or adversely affect the value of the premises, including, in particular, underground storage tanks, petroleum products and chemical spills and like properties, exist on or within the premises.

ARTICLE IX

Default

Failure on the part of the Buyer(s) to make the payments as hereinabove provided or to otherwise fulfill their commitments herein made shall constitute default. Following notice of such default and Buyer(s)' failure to cure same within five days, Sellers shall have and are hereby granted the right to enforce the provisions hereof by suit for specific performance or, in the alternative, to declare the agreement appearing herein at an end. Buyer(s) shall thereby forfeit all payments made and Sellers shall be entitled to retain same as liquidated damages. Sellers shall then be vested with all right, title and interest in the premises, including the right to immediate possession of the premises without further legal proceedings.

ARTICLE X

Successors in Interest

The provisions hereof and the covenants herein contained shall extend to and be binding upon the heirs, legal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto do hereby affix their respective hands and seals as of the date first above-written.

SELLERS

BUYER(S)

KATHLEEN S. BORDELON

JOYCE A. KOSHINSKI

EXHIBIT A

The Northeast Quarter of the Northeast Quarter EXCEPT Part of the Northeast Quarter of the Northeast Quarter of Section 24, Township 14 North, Range 1 East of the Third Principal Meridian, more particularly described as follows: Beginning at an iron pin found at the Northeast corner of said Northeast Quarter of the Northeast Quarter of said Section 24 thence South 00°26'31" East, on the East line of said Northeast Quarter of the Northeast Quarter of Section 24, 740.41 feet to a point; thence North 87°42'35" West, 384.57 feet to an iron pin set; thence North 00°07'20" East, 275.00 feet to an iron pin set; thence South 89°27'07" West, 525.75 feet to an iron pin set; thence North 00°37'59" East, 465.00 feet to a point on the North line of said Northeast Quarter of the Northeast Quarter of Section 24; thence South 89°22'01" East, on said North line of the Northeast Quarter of the Northeast Quarter of Section 24, 898.61 feet to the point of beginning. of Section 24, Township 14 North, Range 1 East of the Third Principal Meridian, Christian County, Illinois. (PIN 12-10-24-200-003)