

Bernard J. Hofmann
Milissa K. Hofmann
Brian T. Fairfield
Allison E. Walsh
Tricia S. Fairfield
Elliott R. McDonald III
Patrick L. Woodward
Kelli M. Golinghorst
Samuel M. Hawley
Nicholas J. Huffmon

Thomas R. Schirman, Jr.*
Thomas A. Skorepa, P.C.
Of Counsel

Jack L. Brooks
Retired

BROOKS LAW FIRM

A Professional Corporation

3425 E. Locust Street

Suite 201

Davenport, IA 52803

Tel (563) 326-4900

Fax (563) 326-4944

Website: www.brooksfirm.com
Attorneys Admitted in Illinois and Iowa
*Admitted in Iowa Only
+Admitted in Illinois Only

Illinois Office

3725 Blackhawk Road
Rock Island, IL 61201

Eldridge Office

202 N. 2nd Street, Suite A
Eldridge, IA 52748

Our File No.
132766

December 28, 2024

Patricia M. Green Trust
c/o Hertz Farm Management, Inc.
613 E. Goden Avenue
Geneseo, Illinois 61254

RE: Preliminary Title Opinion
Property: The East ½ of the SW ¼, Sec. 21-17-4

Dear Steve:

According to your request, we examined the records of Henry County, Illinois, in regard to the following described real estate:

The East One-half (E ½) of the Southwest Quarter (SW ¼) of Section Twenty-one (21), Township Seventeen (17) North, Range Four (4) East of the Fourth Principal Meridian, Henry County, Illinois

The records are certified from February 28, 1900 to and including December 19, 2024 at 5:00 o'clock P.M.

From such examination we find good and merchantable title to be in Jodee M. Loncka, as Trustee under the provisions of the Patricia M. Green Farm Trust daed December 5, 2019, subject to the following exceptions and comments:

1. Drainage Easement granted to the Commissioners of the Drainage Union District Number One of the Towns of Atkinson and Alba, dated September 16, 1908 and filed September 16, 2013 in Book 279, page 21, affecting the real estate under exam.

2. Right of Way Easement granted to Farmers Mutual Electric Co., dated July 2, 1938 and filed June 19, 1939 in Book 421, page 397, affecting the real estate under exam.

3. The 2023 real estate taxes are assessed in two installments: the first installment of \$1,896.17 is paid; the second installment of \$1,896.17 is paid. There are no unpaid Special Assessments.

Since changes to zoning may occur, but are not required to be recorded in the Office of the Recorder of Henry County, Illinois, there is no assurance that the information in the Recorder's Office is current. For information concerning restrictions on the use of the property, please contact the appropriate authorities.

a. This opinion is based solely on an examination of the county records. Matters not appearing in the county records are not covered by this opinion, including:

b. Rights of the public, State of Illinois, in and to that part of the premises in question taken or used or dedicated for roads and highways, if any.

c. Rights or claims of parties in possession not shown by the public records;

d. Encroachments, overlaps, boundary line disputes and any other matters which would be disclosed by an accurate survey and inspection of the premises;

e. Easements or claims of easements not shown by the public records;

f. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records;

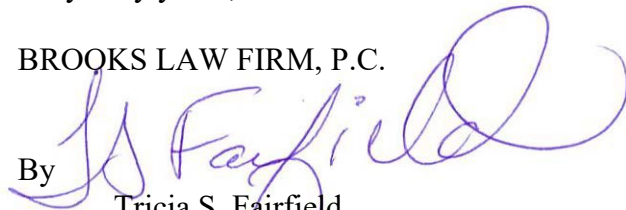
g. Taxes or special assessments which are not shown as existing liens by the public records; and

h. The status of the property with regard to wells, solid waste disposal, hazardous waste, underground storage tanks, or other environmental matters which are subject to various government regulations.

Very truly yours,

BROOKS LAW FIRM, P.C.

By



Tricia S. Fairfield
Attorney at Law

TSF/tsj