

EXHIBITS A-1 thru A-25

**Legal descriptions, title exceptions and tax credit
information for Auction Tracts 1 thru 25**

**Offered at public auction on March 28, 2015 by
Schrader Real Estate And Auction Company, Inc.
on behalf of Shawnee Holdings, LLC**

AUCTION TRACT 1
(Shawnee Holdings, LLC Tract 10)

All that part of the following described property lying South of the New Illinois Route 13, more particularly described in an Order Vesting Title to Parcel 901000982 entered by the Circuit Court for the First Judicial Circuit, Saline County, Illinois, in Cause #95-ED-1:

That part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Sixteen (16), Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, that is South and West of the creek running through said quarter-quarter section; and the East Half (E ½) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Seventeen (17), Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois, excepting that portion of said Section (17) more particularly described in an Order Vesting Title to Parcel 901000982 entered by the Circuit Court for the First Judicial Circuit, Saline County, Illinois, in Cause #95-ED-1.

The North Half (N ½) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Twenty (20), Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois.

The South Half (S ½) of the Northeast Quarter (NE ¼) of Northeast Quarter (NE ¼); and the South Five Acres of the East Thirteen Acres of Northwest Quarter (NW ¼) of Northeast Quarter (NE ¼) all in Section Twenty, in Township Nine South, Range Five East of the Third Principal Meridian, Saline County, Illinois.

The Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Twenty (20), Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois, except the East Thirteen (13) acres of said tract.

The North Half (N ½) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼); the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section Twenty-one (21), Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois; except for that portion that is East and North of the creek running through that quarter quarter section.

That portion of the North Half (N ½) of Section Twenty-one (21) that is South and West of the creek running through said North Half (N ½) of the Northwest Quarter (NW ¼) of Section Twenty-one (21), Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois.

EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERALS AND RIGHTS APPURTENANT THERETO.

In all of the above property descriptions, reference to railroads, roads and highways and other monuments may be to prior locations of such monuments, as the context and record may indicate.

Subject To:

- Survey and boundary adjustments as a result of possessions by third parties.
- The following which may not appear of record: rights-of-way and easements apparent on the premises, public utility easements on, over, or through the premises and the rights of the public, State of Illinois, municipality or other subdivision of the State of Illinois, to property dedicated for roads or highways or utilized for roads or highways.
- A Release and Deed of Easement from Dewey Dallas and Gaynelle Dallas, his wife, to The New York Central Railroad Company and the Cleveland Cincinnati, Chicago and St. Louis Railway Company, dated November 27, 1944, and recorded on December 4, 1946, in Record Book S, at page 488, granting the right to flood a tract located north and south of the Cleveland, Cincinnati, Chicago and St. Louis Railway Company Right of Way.
- A Right-of-Way Easement from Southern Illinois Land Co. Inc. to Southern Illinois Power Cooperative, dated August 5, 2008, recorded on August 22, 2008, in Record Book 1942, pages 155- 159.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 791 to 799, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 800 to 806, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.

Tax Information:

Buyer's credit for real estate taxes for the year 2014, payable in 2015, shall be \$1,190.06.

Buyer's credit for real estate taxes for the year 2015, payable in 2016, shall be pro-rated at the date of closing on the basis of full year's taxes of \$1,190.06.

AUCTION TRACT 2

(Shawnee Holdings, LLC Tract 01)

The West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section Thirty-two (32) except the North Fifty (50) acres thereof and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 32 except the North Ten (10) acres thereof , also Sixty (60) rods of even width off of the the South side of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-three (33), all in Township Nine (9) South, Range Five (5) East of the third P.M., situated in Saline County, Illinois.

EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERALS AND RIGHTS APPURTENANT THERETO.

Subject To:

- Survey and boundary adjustments as a result of possessions by third parties.
- The following which may not appear of record: rights-of-way and easements apparent on the premises, public utility easements on, over, or through the premises and the rights of the public, State of Illinois, municipality or other subdivision of the State of Illinois, to property dedicated for roads or highways or utilized for roads or highways.
- An Easement from Sahara Coal Company to General Telephone Company, an Illinois Corporation, to construct, operate and maintain buried telephone lines, dated November 4, 1969, recorded March 5, 1970, in Book 477, at page 318, in the Office of the Recorder, Saline County, Illinois, covering the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 32, Township Nine (9) South, Range Five (5) East, and Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 33, Township Nine (9) South, Range Five (5) East, of the Third Principal Meridian, Saline County Illinois.
- A United States Department of Agriculture Farmers Home Administration Right of Way Easement between Sahara Coal Company Inc., as grantor, and the Village of Carrier Mills, as grantee, dated February 17, 1993, recorded April 8, 1993, in Book 981, at pages 331 to 332, in the Office of the Recorder, Saline County, Illinois, granting the right to erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace and remove a water main and necessary appurtenances over, across, and through the Southwest Quarter (SW ¼) of the Northeast Quarter (NW ¼), parts of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 32, T9-R5E, and the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4), of Section 33, Township Nine (9) South, Range Five (5) East, of the Third Principal Meridian, Saline County Illinois, the descriptions of which are more particularly set out in Book 295, page 466, Book 300, page 330, and Book 315, page 339.
- Right-of-Way Easement from Southern Illinois Land Co. Inc. to Southern Illinois Power Cooperative dated August 5, 2008, recorded on August 22, 2008, in Record Book 1942, pages 150- 154.

- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 620 to 627, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 628 to 634, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.

Tax Information:

Buyer's credit for real estate taxes for the year 2014, payable in 2015, shall be \$553.94.

Buyer's credit for real estate taxes for the year 2015, payable in 2016, shall be pro-rated at the date of closing on the basis of full year's taxes of \$553.94.

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AUCTION TRACT 3
(Shawnee Holdings, LLC Tract 02)

All that part of the following described property lying South and East of Haulage Road:

Northeast Quarter (NE ¼) of Section Twenty-seven (27);

Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section Twenty-seven (27); and

Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Twenty-two (22),

All of the above described property being in Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois.

EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERALS AND RIGHTS APPURTENANT THERETO.

In all of the above property descriptions, reference to roads and highways and other monuments may be to prior locations of such monuments, as the context and record may indicate.

Subject To:

- Survey and boundary adjustments as a result of possessions by third parties.
- The following which may not appear of record: rights-of-way and easements apparent on the premises, public utility easements on, over, or through the premises and the rights of the public, State of Illinois, municipality or other subdivision of the State of Illinois, to property dedicated for roads or highways or utilized for roads or highways.
- An Easement from Sahara Coal Company to General Telephone Company, an Illinois Corporation, to construct, operate and maintain buried telephone lines, dated November 4, 1969, and recorded March 5, 1970, in Book 477, at page 318, in the Office of the Recorder Saline County, Illinois, underlying part of the Northeast Quarter (NE ¼) of Section Twenty Seven (27), Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois.
- A Right of Way Dedication from Loral Russell, et ux., to the State of Illinois, dated January 11, 1934, and recorded on August 4, 1934, in Record Book 220, at page 430.
- A Dedication of Right of Way for Public Road Purposes from Sahara Coal Company, Inc., to State of Illinois acting by and through the Department of Public Works and Buildings, dated May 19, 1954, and recorded on June 17, 1954, in Record Book 312, at page 412.

- A Right of Way Agreement between Sahara Coal Company, Inc. and Southeastern Illinois Electric Cooperative, Inc., dated May 17, 1988, and recorded on June 28, 1988, in Record Book 779, at page 295, granting an easement strip of land with the right to survey, construct, reconstruct, relocate, renew, remove, operate and maintain a transmission line.
- A Right of Way Easement from Southern Illinois Land Co. Inc. to Southern Illinois Power Cooperative dated August 5, 2008, recorded on August 22, 2008, in Record Book 1942, pages 145- 149.
- A Right of Way Easement from Southern Illinois Land Co. Inc. to Southern Illinois Power Cooperative dated August 5, 2008, recorded on August 22, 2008, in Record Book 1942, pages 150- 154.
- A Right of Way Easement from Southern Illinois Land Co. Inc. to Southern Illinois Power Cooperative dated August 5, 2008, recorded on August 22, 2008, in Record Book 1942, pages 155- 159.
- A Right of Way Easement from Southern Illinois Land Co. Inc. to Southern Illinois Power Cooperative dated August 5, 2008, recorded on August 22, 2008, in Record Book 1942, pages 160- 164.
- A Right of Way, Dedication of Road for use as part of S.A. Route 9, from Emra Nolen and Maggie Nolen, his wife, to County of Saline, dated January 10, 1934, and recorded August 4, 1934, in Deed Book 220, page 427.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 635 to 642, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.

Tax Information:

Buyer's credit for real estate taxes for the year 2014, payable in 2015, shall be \$1,100.17.

Buyer's credit for real estate taxes for the year 2015, payable in 2016, shall be pro-rated at the date of closing on the basis of full year's taxes of \$1,100.17.

AUCTION TRACT 4

(Shawnee Holdings, LLC Tract 03)

That portion of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Twenty-seven (27) North and West of the public road known as Haulage Road;

That portion of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Twenty-two (22) North and West of the public road known as Haulage Road; and

That part of the South Half (S ½) of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Twenty-two (22), more particularly described as follows: Beginning at the intersection of the South line of said South Half (S ½) of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Twenty-two (22) and the West Right of Way line of the Carrier Mills blacktop road; thence Northerly on said West line 132 feet, more or less to the South Right of Way line of the gravel road; thence Southwesterly with said Right of Way line to the South line of said South Half (S ½) of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼); thence East 625 feet more or less to the point of beginning, all in Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, situated in Saline County, Illinois.

EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERALS AND RIGHTS APPURTENANT THERETO.

In all of the above property descriptions, reference to roads and highways and other monuments may be to prior locations of such monuments, as the context and record may indicate.

Subject To:

- Survey and boundary adjustments as a result of possessions by third parties.
- The following which may not appear of record: rights-of-way and easements apparent on the premises, public utility easements on, over, or through the premises and the rights of the public, State of Illinois, municipality or other subdivision of the State of Illinois, to property dedicated for roads or highways or utilized for roads or highways.
- A Right of Way Dedication from Loral Russell, et ux., to the State of Illinois, dated January 11, 1934, and recorded on August 4, 1934, in Record Book 220, at page 430.
- A Dedication of Right of Way for Public Road Purposes from Sahara Coal Company, Inc., to State of Illinois acting by and through the Department of Public Works and Buildings, dated May 19, 1954, and recorded on June 17, 1954, in Record Book 312, at page 412.
- A Right of Way Agreement between Sahara Coal Company, Inc. and Southeastern Illinois Electric Cooperative, Inc., dated May 17, 1988, and recorded on June 28, 1988, in Record Book 779, at page 295, granting an easement strip of land along with the right to

survey, construct, reconstruct, relocate, renew, remove, operate and maintain a transmission line.

- A Right of Way Easement from Southern Illinois Land Co. Inc. to Southern Illinois Power Cooperative dated August 5, 2008, and recorded on August 22, 2008, in Record Book 1942, pages 145- 149.
- A Right of Way Easement from Southern Illinois Land Co. Inc. to Southern Illinois Power Cooperative dated August 5, 2008, and recorded on August 22, 2008, in Record Book 1942, pages 150- 154.
- A Right of Way Easement from Southern Illinois Land Co. Inc. to Southern Illinois Power Cooperative dated August 5, 2008, and recorded on August 22, 2008, in Record Book 1942, pages 155- 159.
- A Right of Way Easement from Southern Illinois Land Co. Inc. to Southern Illinois Power Cooperative dated August 5, 2008, and recorded on August 22, 2008, in Record Book 1942, pages 160- 164.
- A Right of Way, Dedication of Road for use as part of S. A. Route 9, from Emra Nolen and Maggie Nolen, his wife, to County of Saline, dated January 10, 1934, and recorded August 4, 1934, in Deed Book 220, page 427.
- An Easement from Sahara Coal Company to General Telephone Company, dated November 4, 1969, and recorded March 5, 1970, in Book 477, at page 318, granting the right to construct, operate and maintain buried telephone lines underlying part of Northeast Quarter (NE ¼) of Section Twenty-Seven (27), Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 667 to 675, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 676 to 683, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.

Tax Information:

Buyer's credit for real estate taxes for the year 2014, payable in 2015, shall be \$1,209.84.

Buyer's credit for real estate taxes for the year 2015, payable in 2016, shall be pro-rated at the date of closing on the basis of full year's taxes of \$1,209.84.

AUCTION TRACT 5
(Shawnee Holdings, LLC Tract 08)

All that part of the following described property lying South of the New Illinois Route 13, (more particularly described in an Order Vesting Title to Parcel 901000982 entered by the Circuit Court for the First Judicial Circuit, Saline County, Illinois, in Cause #95-ED-1):

The Northeast Quarter (NE ¼) of Section Twenty-four (24); The East Half (E ½) of the Northwest Quarter (NW ¼) of Section Twenty-four (24) except Twenty-five feet (25') off the West Side of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section Twenty-four (24) ; The Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Thirteen (13); The Northwest Quarter (NW ¼) of Section Nineteen (19); the West Half (W ½) of the Northeast Quarter (NE ¼) of Section Nineteen (19); and the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Nineteen (19), all in Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, EXCEPT THE FOLLOWING TRACT heretofore conveyed to Bill J. Brown: Commencing at the Southeast Corner of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Nineteen (19); thence westerly along the South line of said Northeast Quarter (NE 1/4) Nine Hundred Fifty (950) feet; thence Northeasterly approximately Twelve Hundred (1200) feet to a point on the South Right of Way of IL Rt. 13, said point being located Eight Hundred Fifty (850) feet along the IL Rt. 13 Right of Way from the East line to the Northeast Quarter (NE ¼) of the Northeast quarter (NE ¼) of said Section Nineteen (19); thence Northeasterly along said Right of Way approximately Eight Hundred Fifty (850) feet to the East line of the Northeast Quarter (NE ¼) of said Section Nineteen (19); thence Southerly along the said East line to the point of beginning, said exception containing 25.76 acres, more or less.

And the appurtenant right to use an existing roadway as the same is now located across

Lands in the in the South Half (S/2) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section 19, Township Nine (9) South, Range Six (6) East of the 3rd P. M., Saline County, Illinois, pursuant to a Right of Way Easement from Lowell Furlong to Shawnee Holdings, LLC, dated December 3, 2014, and recorded December 8, in Book 2087, at pages 309-310, in the Office of the Recorder Saline County, Illinois, granting a strip two (2) rods wide, the center of which is the center of an existing roadway as the same is now located in the South Half (S/2) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section 19, Township Nine (9) South, Range Six (6) East of the 3rd P. M., Saline County, Illinois, beginning near the Southwest Corner of said South Half (S/2) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) and running thence Easterly, thence Northeasterly, where the said existing road is now located, to the point where said existing road connects to Old Cain Road; and across

The South Half (S/2) of Section 24, Township Nine (9) South, Range Five (5) East of the 3rd P. M., Saline County, Illinois and the West Half (W/2) of the

**Southwest Quarter of Section 19, Township Nine (9) South, Range Six (6)
East of the 3rd P. M., Saline County, Illinois.**

EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERALS AND RIGHTS APPURTENANT THERETO.

In all of the above property descriptions, reference to roads and highways and other monuments may be to prior locations of such monuments, as the context and record may indicate.

Subject To:

- Survey and boundary adjustments as a result of possessions by third parties.
- The following which may not appear of record: rights-of-way and easements apparent on the premises, public utility easements on, over, or through the premises and the rights of the public, State of Illinois, municipality or other subdivision of the State of Illinois, to property dedicated for roads or highways or utilized for roads or highways.
- Right of Way Easement to Southern Illinois Power Cooperative, recorded October 14, 1954, in Book 312, Page 444.
- Right of Way Easement to Southeastern Illinois Electric Cooperative, Inc., recorded August 3, 1967, in Book 406, Pages 444-446.
- Right of Way Grant from Sahara Coal Company to Central Illinois Public Service Company to construct, operate, patrol and maintain a transmission line, including poles, anchors and necessary fixtures and wires attached thereto, over and upon the following: The South Half (S ½) of Section 13, Township 9 South, Range 5 East of the Third Principal Meridian, Saline County, Illinois, except 42 acres in the Southeast corner thereof, all lying South of old State Route 13. The poles and anchors shall be located within a ten (10) foot strip along and adjacent to the West right of way line of Cotton Road which runs North and South through the above described tract.
- Right of Way Easement from Southern Illinois Land Co. Inc. to Southern Illinois Power Cooperative dated August 5, 2008, recorded on August 22, 2008, in Record Book 1942, pages 155- 159.
- Right of Way Easement for transmission line in favor of Southeastern Illinois Electric Cooperative as follows:
 - A. South Half (S/2) of the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) of Section 19, Township 9 South, Range 6 East of the Third Principal Meridian, Saline County, Illinois less one acre (this easement is dated prior to, but not recorded until after a warranty deed by J. W. Shanks, et al, to Sahara Coal Company, Inc.);

B. North Half (N/2) of the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) and the Northeast one acre of the South Half (S/2) of the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) of Section 19, Township 9 South, Range 6 East of the Third Principal Meridian, Saline County, Illinois (This easement was dated prior to the Warranty Deed by J. W. Shanks et al, to Sahara Coal Company, Inc., but recorded after said conveyance).

- Right of Way dated January 6, 1939, and recorded March 21, 1967, in Record Book 460, at Page 313, from J. B. Moore et ux to Southeastern Illinois Electric Cooperative, Inc., granting the right to enter upon the West Half of the Southeast Quarter of the Northeast Quarter Section 24, Township 9 South, Range 5 East of the Third Principal Meridian, Saline County, Illinois, and to place, construct, operate, repair, maintain, relocate and replace thereon and in or upon all streets, roads or highways abutting said lands, an electric transmission or distribution line or system and to cut, spray or trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to cut down from time to time all dead weak, leaning or dangerous trees that are tall enough to strike the wires in falling.
- Right of Way dated May 13, 1970, and recorded May 27, 1970, in Record book 477 at Page 417, from W. M. Martin and Roma Martin to General Telephone Company of Illinois, granting the right, privilege, easement and authority to construct, operate, patrol and maintain communication lines, including the necessary underground cables, wires, conduits, splicing boxes, surface terminals, markers and appurtenances upon, over and across the land hereinafter specifically described, to form a part of a communication system to be owned and operated by General Telephone Company of Illinois, its successors and assigns. The documents covers the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) and South half (S ½) of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼), all in Section 19, Township 9 South, Range 6 East of the Third Principal Meridian, Saline County, Illinois. It further recites that General Telephone Company of Illinois agrees to pay the market price based on the average yield for damages to growing crops arising from construction and/or maintenance of facilities.
- Right of way easement from Ernest Stalions to Southeastern Illinois Electric Cooperative, Inc., dated August 13, 1963, and recorded August 16, 1963, in Deed Record 405 at page 386, granting the right to enter upon the lands of the undersigned, and to place, construct, operate, repair, maintain, relocate and replace thereon and in or upon all streets, roads or highways abutting said lands an electric transmission or distribution line or system, and to cut, spray or trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system, and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling.
- Dedication of Right of Way for Public Road purposes dated June 13, 1921, and recorded on June 13, 1921, in Record Book 181, at page 349.
- Dedication of Right of Way for Public Road Purposes to the Department of Public Works and Buildings, State of Illinois, dated June 15, 1921, and recorded on July 8, 1921, in Record Book 181, at page 365.

- Dedication of Right of Way for Public Road purposes dated June 18, 1921, and recorded on July 18, 1921, in Record Book 181, at page 360.
- Right of Way Easement to Southern Illinois Electric Cooperative, Inc., dated December 29, 1938, and recorded on March 21, 1967, in Deed Record Book 460, at pages 309.
- Right of Way Easement to Southern Illinois Cooperative, Inc., dated June 1, 1941, and recorded March 21, 1967, in Record Book 60, at page 305.
- Dedication of Right of Way for Public Road purposes dated September 17, 1952, and recorded on January 19, 1953, in Record Book 312, at page 78.
- Right of Way Easement dated December 21, 1938, and recorded on October 14, 1954 at Book 312, Page 438 to the Southern Illinois Electric Cooperative Inc.
- Easement to General Telephone Company of Illinois dated May 29, 1967, and recorded on October 6, 1967, in Record Book 460, at page 476.
- Right-of-Way Easement to Southern Illinois Electric Cooperative, Inc., and recorded March 21, 1967, in Record Book 460, at page 313.
- Right-of-Way Easement to Southern Illinois Electric Cooperative, Inc., and recorded March 21, 1967, in Record Book 460, at page 311.
- Right-of-Way Easement to General Telephone Company of Illinois, dated May 13, 1970, and recorded May 27, 1970, in Record Book 477, at page 416.
- A reservation of Right of Way for ingress and egress to owners of adjoining lands now or previously owned by grantor and for service and visitors to Cain Cemetery, located in the Southeast corner of Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section 24, Township Nine (9) South, Range Five (5) East of the 3rd P. M., Saline County, Illinois, across an existing road now located on the above described property.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated December 2, 2014, and recorded December 8, 2014, in Book 2087, at pages 328 to 335, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.

Tax Information:

Buyer's credit for real estate taxes for the year 2014, payable in 2015, shall be \$3,648.72.

Buyer's credit for real estate taxes for the year 2015, payable in 2016, shall be pro-rated at the date of closing on the basis of full year's taxes of \$3,648.72.

AUCTION TRACT 6

(Shawnee Holdings, LLC Tract 09)

The South Half (S ½) of Section Twenty-four (24) in Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois, EXCEPT for the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) thereof;

The West Half (W ½) of the Southwest Quarter (SW ¼) of Section Nineteen (19) in Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois, EXCEPT the following described lands:

Eight (8) acres in a square in the Southwest corner;

A strip of land Twenty (20) feet in width off the South side of said West Half (W ½) of the Southwest Quarter (SW ¼), extending from the East line of said Eight (8) acre tract to the East line of said West Half (W ½) of Southwest Quarter (SW ¼).

And the appurtenant right to use an existing roadway as the same is now located across

Lands in the in the South Half (S/2) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section 19, Township Nine (9) South, Range Six (6) East of the 3rd P. M., Saline County, Illinois, pursuant to a Right of Way Easement from Lowell Furlong to Shawnee Holdings, LLC, dated December 3, 2014, and recorded December 8, in Book 2087, at pages 309-310, in the Office of the Recorder Saline County, Illinois, granting a strip two (2) rods wide, the center of which is the center of an existing roadway as the same is now located in the South Half (S/2) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section 19, Township Nine (9) South, Range Six (6) East of the 3rd P. M., Saline County, Illinois, beginning near the Southwest Corner of said South Half (S/2) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) and running thence Easterly, thence Northeasterly, where the said existing road is now located, to the point where said existing road connects to Old Cain Road; and across

The North Half (N/2) of Section 19, Township Nine (9) South, Range Six (6) East of the 3rd P. M., Saline County, Illinois.

EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERALS AND RIGHTS APPURTENANT THERETO.

In all of the above property descriptions, reference to roads and highways and other monuments may be to prior locations of such monuments, as the context and record may indicate.

Subject To:

- Survey and boundary adjustments as a result of possessions by third parties.

- The following which may not appear of record: rights-of-way and easements apparent on the premises, public utility easements on, over, or through the premises and the rights of the public, State of Illinois, municipality or other subdivision of the State of Illinois, to property dedicated for roads or highways or utilized for roads or highways.
- Right of Way easement dated August 8, 1940, recorded October 14, 1954, in Deed Record 312, at pages 443 to 444, from Reuben Weaver and Elizabeth Weaver to Southeastern Illinois Electric Cooperative, Inc.
- An easement in favor of Southeastern Illinois Electric Cooperative dated prior to December 6, 1957.
- Right of Way dated August 13, 1963, and recorded August 16, 1963, in Record Book 405, at Page 387, from William Martin to Southeastern Illinois Electric Cooperative, Inc., granting the right to enter upon the East Half (E ½) of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 24, Township 9 South, Range 5 East of the Third Principal Meridian, Saline County, Illinois, and to place, construct, operate, repair, maintain, relocate and replace thereon and in or upon all streets, roads or highways abutting said lands, an electric transmission or distribution line or system and to cut, spray or trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to cut down from time to time all dead weak, leaning or dangerous trees that are tall enough to strike wires in falling.
- Any outstanding rights, if any, pertaining to Rann Cemetery located in the northeast corner of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) in Section 19, Township 9 South, Range 6 East of the Third Principal Meridian, Saline County, Illinois.
- A reservation of Right of Way for ingress and egress to owners of adjoining lands now or previously owned by grantor and for service and visitors to Cain Cemetery, located in the Southeast corner of Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section 24, Township Nine (9) South, Range Five (5) East of the 3rd P. M., Saline County, Illinois, across an existing road now located on the above described property.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated December 2, 2014, and recorded December 8, 2014, in Book 2087, at pages 320 to 327, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.

Tax Information:

Buyer's credit for real estate taxes for the year 2014, payable in 2015, shall be \$3,973.58.

Buyer's credit for real estate taxes for the year 2015, payable in 2016, shall be pro-rated at the date of closing on the basis of full year's taxes of \$3,973.58.

AUCTION TRACT 7
(Shawnee Holdings, LLC Tract 04)

The North Half (N ½);

The East Half (E ½) of the Southeast Quarter (SE ¼);

The East Half (E ½) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼); and

The Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼), EXCEPT: A part of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section Twenty-five (25), Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois, more particularly described as follows: Beginning at the Southwest Corner of said Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section Twenty-five (25); running north along the west line of said Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) for a distance of 1140 feet; thence running East parallel with the North line of said Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) to the East line of said Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼); thence running South along the East line of said Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) a distance of 1140 feet to the South line of said Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼); thence West along the South line of said Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) to the point of beginning.

All in Section Twenty-five (25) in Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, situated in Saline County, Illinois.

EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERALS AND RIGHTS APPURTENANT THERETO.

Subject To:

- Survey and boundary adjustments as a result of possessions by third parties.
- The following which may not appear of record: rights-of-way and easements apparent on the premises, public utility easements on, over, or through the premises and the rights of the public, State of Illinois, municipality or other subdivision of the State of Illinois, to property dedicated for roads or highways or utilized for roads or highways.
- A Right of Way Easement from Sahara Coal Company to the Town of Carrier Mills, dated October 14, 1975, and recorded on October 15, 1974, in Record Book 501, at Page 50, for dedication of a public road.
- A Right of Way Deed from Sahara Coal Company to the State of Illinois dated October 14, 1974, and recorded on October 115, 1974, in Record Book 501, at page 50.

- A Right of Way Easement from Sahara Coal Company to Southeastern Illinois Electric Cooperative, Inc, dated July 27, 1967, recorded in Record Book 460, at Page 444, granting the right to construct, operate and maintain an electric transmission line.
- A Right of Way Easement from Southern Illinois Land Co. Inc. to Southern Illinois Power Cooperative dated August 5, 2008, recorded on August 22, 2008, in Record Book 1942, pages 160- 164.
- A Right of Way Easement from R.C. Davenport, et al., to the South Eastern Illinois Electric Cooperative, Inc., dated June 8, 1939, and recorded on October 14, 1954, in Record Book 312, at page 434, granting the right to place, construct, repair, maintain and relocate an electric transmission line.
- A Rural Development Right of Way Easement from Southern Illinois Land Company, Inc, to Liberty Ledford Water District, dated April 20, 2009, recorded on May 5, 2009, in Record Book 1955, at page 429, in the Office of the Recorder, Saline County, Illinois.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 643 to 650, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120, to, in, over, and across all that portion of the above-described Tract 04-M lying in the West Half (W ½) of the Northwest Quarter (NW ¼); Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼); and the Northern part of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section Twenty-Five (25).
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 651 to 658, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120, to, in, over, and across all that portion of the above-described Tract 04-M other than that lying in the West Half (W ½) of the Northwest Quarter (NW ¼); Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼); and the Northern part of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section Twenty-Five (25).
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 659 to 666, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.

Tax Information:

Buyer's credit for real estate taxes for the year 2014, payable in 2015, shall be \$1,895.70.

Buyer's credit for real estate taxes for the year 2015, payable in 2016, shall be pro-rated at the date of closing on the basis of full year's taxes of \$1,895.70.

DRAFT

AUCTION TRACT 8

(Shawnee Holdings, LLC Tract 05-C)

The North Three and Twenty Five One Hundredths (3.25) acres of the East Half (E ½) of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section Thirty-six (36), Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois.

EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERALS AND RIGHTS APPURTENANT THERETO.

Subject To:

- Survey and boundary adjustments as a result of possessions by third parties.
- The following which may not appear of record: rights-of-way and easements apparent on the premises, public utility easements on, over, or through the premises and the rights of the public, State of Illinois, municipality or other subdivision of the State of Illinois, to property dedicated for roads or highways or utilized for roads or highways.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 710 to 716, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.

Tax Information:

Buyer's credit for real estate taxes for the year 2014, payable in 2015, shall be \$20.40.

Buyer's credit for real estate taxes for the year 2015, payable in 2016, shall be pro-rated at the date of closing on the basis of full year's taxes of \$20.40.

AUCTION TRACT 9

(Shawnee Holdings, LLC Tract 05-B)

All that part of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) lying South and East of Ledford Road; The Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼); The South Half (S ½) of the Northeast Quarter (NE ¼), except the South Sixty-two (62) acres thereof, all in Section Thirty-six (36), Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois;

Also, a part of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Thirty-one (31), Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois, described as follows:

Beginning at the Northwest corner of the said Northwest Quarter (NW ¼); thence South 89° 44' 16" East along the North line of said Northwest Quarter (NW ¼), 1284.76 feet to the Northwest corner of a tract of land described in Book 651 at page 72 in the Office of the Recorder in said Saline County; thence South 01° 49' 54" West along the West line and southerly projection thereof of said tract described in Book 651 at page 72, 978.62 feet to the Southwest corner of a tract of land described in Book 2035 at page 860 in said Recorder's Office; thence North 89° 44' 59" West along the North line of a tract of land described in Book 1277 at page 23 in said Recorder's Office, 440.00 feet; thence South 01° 49' 54" West along the West line of said tract described in Book 1277 at page 23, 365.00 feet to the South line of the said Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼); thence North 89° 44' 59" West along said South line, 739.86 feet to the Southwest corner of said Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼); thence North 01° 05' 22" East along the West line of the said Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼), 1343.52 feet to the point of beginning.

Also, that part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Thirty-one (31), Township Nine (9) South, Range Six (6), East of the Third Principal Meridian, Saline County, Illinois, more particularly described as follows: Beginning at the northwest corner of said Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section Thirty-one (31); thence run East on the land line Forty-four (44) rods and Eighteen (18) links; thence South to the North Right of Way line of the former Southern Illinois Railway and Power Company; thence in a Southwesterly direction along the North Right of Way line of said railroad company to the West land line of said Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section Thirty-one (31); thence North along the land line to the place of beginning,

EXCEPT the following described lands: That part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Thirty-one (31), Township Nine (9) South, Range Six (6), East of the Third Principal Meridian, Saline County, Illinois, more particularly described as follows, to-wit: Beginning at the Northeast Corner of the following described tract:

The South Sixty-two (62) acres of the Northeast Quarter (NE) of Section Thirty-six (36), Township Nine (9) South, Range Five (5), East of the Third Principal Meridian, Saline County, Illinois.

Thence running due East Forty-four (44) rods and Eighteen (18) links, thence South to the North Right of Way line of the former Southern Illinois Railway and Power Company, thence in a Southwesterly direction along the North Right of Way line of said railroad company to the West land line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Thirty-one (31); thence North along the land line to the place of beginning.

EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERALS AND RIGHTS APPURTENANT THERETO.

In all of the above property descriptions, reference to railroads, roads and highways and other monuments may be to prior locations of such monuments, as the context and record may indicate.

Subject To:

- Survey and boundary adjustments as a result of possessions by third parties.
- The following which may not appear of record: rights-of-way and easements apparent on the premises, public utility easements on, over, or through the premises and the rights of the public, State of Illinois, municipality or other subdivision of the State of Illinois, to property dedicated for roads or highways or utilized for roads or highways.
- Right of Way Easement from Anna Kentrus, widow, and Frank Kentrus, her son to Southeastern Illinois Electric Cooperative, Inc. dated June 5, 1939, and recorded February 3, 1961, in Record Book 405, at page 71, in the office of Recorder of Saline County, Illinois, granting an easement for the purpose of constructing, operating and maintaining an electric transmission and/or distribution line or systems across the following described property:

The Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼), except 3A in NE corner, Section Thirty-one (31), Township Nine (9) South, Range Six (6) East of the 3rd P.M. and that part of the West Half (W ½) of the Northeast Quarter (NE ¼) lying South of the gravel road Section Thirty-six (36) Township Nine (9) South, Range Five (5) E of 3rd P.M.

- A Rural Development Right of Way Easement from Southern Illinois Land Company, Inc., to Liberty Ledford Water District, dated April 20, 2009, recorded on May 5, 2009, in Record Book 1955, at page 429, in the Office of the Recorder, Saline County, Illinois.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 692 to 701, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.

- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 702 to 709, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.

Tax Information:

Buyer's credit for real estate taxes for the year 2014, payable in 2015, shall be \$1,779.07.

Buyer's credit for real estate taxes for the year 2015, payable in 2016, shall be pro-rated at the date of closing on the basis of full year's taxes of \$1,779.07.

DRAFT

AUCTION TRACT 10

(Shawnee Holdings, LLC Tract 05-A)

That portion of the South Sixty-two (62) acres of the Northeast Quarter (NE) of Section Thirty-six (36), Township Nine (9) South, Range Five (5), East of the Third Principal Meridian, Saline County, Illinois lying North of the Right of Way of the Southern Illinois Railway and Power Company; and

All that part of the North Half (N/2) of the Southeast Quarter (SE ¼) of said Section Thirty-six (36), Township Nine (9) South, Range Five (5), East of the Third Principal Meridian, Saline County, Illinois lying North of the Right of Way of the former Southern Illinois Railway and Power Company; and

All that part of the South Half (S ½) of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) lying North of the Right of Way of the former Southern Illinois Railway and Power Company, all in Section Thirty-six (36), Township Nine (9) South, Range Five (5), East of the Third Principal Meridian, Saline County, Illinois.

That part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Thirty-one (31), Township Nine (9) South, Range Six (6), East of the Third Principal Meridian, Saline County, Illinois, more particularly described as follows, to-wit: Beginning at the Northeast Corner of the following described tract:

The South Sixty-two (62) acres of the Northeast Quarter (NE) of Section Thirty-six (36), Township Nine (9) South, Range Five (5), East of the Third Principal Meridian, Saline County, Illinois.

Thence running due East Forty-four (44) rods and Eighteen (18) links, thence South to the North Right of Way line of the former Southern Illinois Railway and Power Company, thence in a Southwesterly direction along the North Right of Way line of said railroad company to the West land line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Thirty-one (31); thence North along the land line to the place of beginning, excepting a piece of land Twenty-five (25) feet by Thirty-five (35) feet off the Southeast Corner of said tract deeded to the former Southern Illinois Railway and Power Company.

EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERALS AND RIGHTS APPURTENANT THERETO.

In all of the above property descriptions, reference to railroads and other monuments may be to prior locations of such monuments, as the context and record may indicate.

Subject To:

- Survey and boundary adjustments as a result of possessions by third parties.

- The following which may not appear of record: rights-of-way and easements apparent on the premises, public utility easements on, over, or through the premises and the rights of the public, State of Illinois, municipality or other subdivision of the State of Illinois, to property dedicated for roads or highways or utilized for roads or highways.
- Right of Way Easement from Anna Kentrus, widow, and Frank Kentrus, her son to Southeastern Illinois Electric Cooperative, Inc. dated June 5, 1939, and recorded February 3, 1961, in Record Book 405, at page 71, in the office of Recorder of Saline County, Illinois, granting an easement for the purpose of constructing, operating and maintaining an electric transmission and/or distribution line or systems across the following described property:

The Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼), except 3A in NE corner, Section Thirty-one (31), Township Nine (9) South, Range Six (6) East of the 3rd P.M. and that part of the West Half (W ½) of the Northeast Quarter (NE ¼) lying South of the gravel road Section Thirty-six (36) Township Nine (9) South, Range Five (5) E of 3rd P.M.

- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 684 to 691, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.

Tax Information:

Buyer's credit for real estate taxes for the year 2014, payable in 2015, shall be \$770.23.

Buyer's credit for real estate taxes for the year 2015, payable in 2016, shall be pro-rated at the date of closing on the basis of full year's taxes of \$770.23.

AUCTION TRACT 11

(Shawnee Holdings, LLC Tract 06-D)

The West Half (W ½) of the East Half (E ½) of the Northeast Quarter (NE ¼) of Section Thirty (30), Township Nine (9) South, Range Six (6) East of the Third (3rd) Principal Meridian, Saline County, Illinois, except Five hundred (500) feet of even width off of the South side, thereof.

The Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) and the West Half (W ½) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼), all in Section Nineteen (19) in Township Nine (9) South, Range Six (6) East of the Third (3rd) Principal Meridian, Saline County, Illinois.

The Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirty (30), Township Nine (9) South, Range Six (6) East of the Third (3rd) Principal Meridian, Saline County, Illinois.

EXCEPT part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Thirty (30): Beginning at the Southeast corner of said quarter-quarter section; run West along the South land line of said quarter-quarter section Two Hundred Eighty (280) feet; thence run North parallel with the East land line of said quarter-quarter section Five Hundred (500) feet; thence run East parallel with the South land line Two Hundred Eighty (280) feet to the East land line of said quarter-quarter section; thence run South along the East land line of said quarter-quarter section Five Hundred (500) feet to the point of beginning, containing in said exception 3.21 acres, more or less.

Also, the Northwest Quarter (NW ¼) of Section Thirty (30), Township Nine (9) South, Range Six (6) East of the Third (3rd) Principal Meridian, Saline County, Illinois.

The Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Thirty (30) in Township Nine (9) South, Range Six (6) East of the Third (3rd) Principal Meridian, Saline County, Illinois.

The West Half (W ½) of the Southwest Quarter (SW ¼) of Section Thirty (30), Township Nine (9) South, Range Six (6) East of the Third (3rd) Principal Meridian, Saline County, Illinois.

The Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section Thirty (30), Township Nine (9) South, Range Six (6) East of the Third (3rd) Principal Meridian, Saline County, Illinois.

The Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Thirty (30), Township Nine (9) South, Range Six (6) East of the Third (3rd) Principal Meridian, Saline County, Illinois.

EXCEPT part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of said Section Thirty (30): Beginning at a point on the South land line of said quarter-quarter section, Nineteen (19) rods east of the Southwest corner, thereof; thence North parallel with the West land line of said quarter-quarter section, Twenty-five (25) rods and five and one half (5 ½) feet; thence East parallel with the South land line of said quarter-quarter section to the East land line of said quarter-quarter section; thence South along said East land line to the South land line, thereof; thence West to the point of beginning.

Also, the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section thirty (30), Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois, except that part lying South of the North right of way line of the Southern Illinois Railway

and Power Company, containing 2.32 acres more or less, and except also, granted for cemetery purposes, the following described property: Beginning at the Northwest Corner of the South Half (S ½) of the Southeast Quarter (SE ¼) of Section Thirty (30), thence East 522.72 feet, thence South 293.53 feet, thence East 279 feet, thence Southeasterly 469.04 feet more or less to a concrete monument which is 875.13 feet, more or less, East of the West line of said South Half (S ½) of the Southeast Quarter (SE ¼); thence West 875.13 feet to the West line of said South Half (S ½) of the Southeast Quarter (SE ¼) of Section Thirty (30), thence North on the West line of the South Half (S ½) of the Southeast Quarter (SE ¼) of Section Thirty (30), 786.80 feet to the point of beginning, said exception containing 12.44 acres, more or less.

The North Half (N ½) of the Southeast Quarter (SE ¼) of Section Thirty (30) in Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois, EXCEPT the following described property:

A part of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Thirty (30), described as follows: Beginning at the Northwest corner of the above referenced quarter-quarter section; run East along the North land line to the East land line of said quarter-quarter section; thence run South along the East land line of said quarter-quarter section, One Thousand One Hundred (1,100) feet; thence run West parallel with the North land line to the West land line of said quarter-quarter section; thence run North along the West land line of said quarter-quarter section, One Thousand One Hundred (1,100) feet to the point of beginning, containing 33.33 acres, more or less.

A part of the East Half (E ½) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty (30), described as follows: Beginning at the Northeast corner of the above referenced half quarter-quarter section; run South along the East land line of said half quarter-quarter section, One Thousand One Hundred (1,100) feet; thence run West parallel with the North land line of said half quarter-quarter section Two Hundred Eighty (280) feet; thence run North parallel with the East land line One Thousand One Hundred (1,100) feet to the North land line of said half quarter-quarter section; thence run East along the North land line of said half quarter-quarter section Two Hundred Eighty (280) feet to the point of beginning, containing 7.07 acres, more or less.

Also, a part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Thirty (30), Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois, described as follows: Beginning at the Northwest corner of said Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼), thence running East along the North land line of said quarter-quarter section to the Northeast corner of said quarter-quarter section, thence South a distance of 728 feet along the East land line of said quarter-quarter section to the point of intersection of said land line and the North right of way line of the C.C.C. & St. L. Railroad, thence Southwesterly along the North right of way line of said railroad a distance of 745 feet to the East side of North Street, thence Northwesterly along the East side of said North Street a distance of 612 feet to a point on the North right of way line of the Southern Illinois Railway and Power Company, thence Southwesterly along the North right of way line of said Railway and Power Company a distance of 483 feet to the point of intersection of said right of way and the West land line of said quarter-quarter section, thence North along said land line a distance of 925 feet to the place of beginning. Excepting a strip of land subsequently acquired by the S.I.R. & P. Company by condemnation proceedings March 24, 1913, as follows: A strip of land 60 feet in width lying 30 feet on each side of a line produced by beginning at a point 13.7 feet West of the Northeast corner of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section thirty (30) and running in a

Southwesterly direction a distance of 1,133 feet to a point on the East side of North Street, containing 1.56 acres more or less.

A part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-nine (29), Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois, described as follows: Beginning at the Northwest corner of said Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and running East along the North land line of said quarter-quarter section a distance of 1,038 feet to the point of intersection of said North land line and the North right of way line of C. C. C. & St. L. Railroad, thence Southwesterly along said North right-of-way line a distance of 1,275 feet to the point of intersection of said North right-of-way line and the West land line of said quarter-quarter section, thence North along the West land line of said quarter-quarter section a distance of 728 feet to the place of beginning.

EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERALS AND RIGHTS APPURTENANT THERETO.

In all of the above property descriptions, reference to railroads, roads and highways and other monuments may be to prior locations of such monuments, as the context and record may indicate.

Subject To:

- Survey and boundary adjustments as a result of possessions by third parties.
- The following which may not appear of record: rights-of-way and easements apparent on the premises, public utility easements on, over, or through the premises and the rights of the public, State of Illinois, municipality or other subdivision of the State of Illinois, to property dedicated for roads or highways or utilized for roads or highways.
- Right of Way Easement from Sahara Coal Company, Inc., to Southeastern Illinois Electric Cooperative, Inc., and Illinois Corporation, dated May 17, 1988, recorded on June 28, 1988, in Record Book 779, at page 290, in the Office of Recorder, Saline County, Illinois, granting the perpetual right and easement to construct, operate, patrol, maintain, repair, relocate, reconstruct and remove electric transmission and/or distribution lines or systems, equipment and attachments appurtenant thereto for the transmission and distribution of electric energy through, under, over and across the subject property.
- Right of Way Easement from Southern Illinois Land Co. Inc. to Southern Illinois Power Cooperative dated August 5, 2008, recorded on August 22, 2008, in Record Book 1942, pages 160 - 164.
- Railroad Right of Way Easement dated June 14, 1966, recorded in Record Book 460, at page 165, from Sahara Coal Company to Illinois Central Railroad Company.
- A Right of Way Easement from Sahara Coal Company to Southeastern Illinois Electric Cooperative, Inc., conveyed and quit-claimed a perpetual right and easement to construct,

operate, patrol, maintain, repair, relocate, reconstruct, and remove electric transmission and or distribution lines or systems and equipment and attachments appurtenant thereto for the transmission and distribution of electric energy through under, over and across the land, dated May 17, 1988, recorded June 28, 1988, in Book 779, page 290, in the Office of the Recorder, Saline County, Illinois, covering a strip fifty (50) feet wide across parts of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4), the Northwest Quarter (NW/4) of the Southeast Quarter (SE/4), the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼), the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4), and the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4) all in Section Thirty (30), Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois. For a more specific description of the land affected and more specific terms please refer to the actual easement.

- In a Special Corporate Warranty Deed, dated September 9, 2002, recorded September 19, 2002, in Record Book 1567, page 294, in the Office of the Recorder, Saline County, Illinois, the Sahara Coal Company conveyed to the City of Harrisburg the land which is now adjacent to the subject property. Contained in said Corporate Warranty Deed is a provision in which Sahara conveyed to the City of Harrisburg a nonexclusive easement to intermittently impound flood water to an elevation of 410 feet Mean Sea Level on acreage described as the Northwest Quarter (NW/4) of the Southeast Quarter (SE/4), the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4), the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4), and the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) all in Section Thirty (30), Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois. However, Sahara Coal Company did not give the City of Harrisburg the right to permanently impound water on such property; normal stabilized water level of any flood control impoundment shall not cause water to be impounded on this acreage, but such impoundment shall occur only after extremely heavy rainfall events on an intermittent basis.
- In that same Special Corporate Warranty Deed dated September 9, 2002, recorded September 19, 2002, in Book 1567, page 294, in the Office of the Recorder, Saline County, Illinois, Sahara Coal Company also granted the City of Harrisburg a nonexclusive private right of way, appurtenant to the surface lands conveyed by said Corporate Warranty Deed, over and across a portion of the Northeast Quarter (NE/4) Quarter of the Southeast Quarter (SE/4) of Section Thirty (30), and a portion of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Twenty Nine (29), all in Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois A more detailed description is contained in the actual document.
- Right of Way dated June 15, 1970, recorded June 25, 1970, in Record 477, at page 494 in the Office of the Recorder, Saline County, Illinois, from Jackie Winters and Mary Winters to the General Telephone Company of Illinois for the right, privilege, easement and authority to construct, operate, patrol, and maintain its communication lines including the necessary underground cables, wires, conduits, splicing boxes, surface terminals, markers and appurtenances upon, over and across a part of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section 30, Township Nine (9)

South, Range Six (6) East of the Third Principal Meridian, and which said land is included in the public highway.

- Right of Way Deed dated October 14, 1974, recorded October 15, 1974, in book 501, at page 50, in the Office of the Recorder, Saline County, Illinois, in which Sahara Coal Company, Inc., conveyed and warranted an easement and right of way for use as a public road to the Town of Harrisburg in the County of Saline and State of Illinois specifically described as: a strip of land 40 feet in width, being 20 feet on each side of the following described center line: Beginning at a point 250 feet East of Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 30, Township 9 South, Range 6 East of the Third Principal Meridian, Saline County, Illinois, and running Northwesterly at a deflection of 30 degrees 00' to the right for a distance of 3 00 feet, thence running West a distance of 1,355 feet; thence deflecting left 22 degrees 15' and running a distance of 150 feet to a point on the Harrisburg-Carrier Mills Township Line 81 feet North of the Southwest corner of Section 30, in Township 9 South, Range 6 East of the Third Principal Meridian.
- Right of way agreement in favor of Southern Illinois Power Cooperative, conveying the right to construct and maintain a transmission line upon an eighty (80) foot strip of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4). Since this Right of Way is not specifically located by legal description, we are not able to determine the exact location.
- Right of Way Permit dated and recorded on May 27, 1970, in Record Book 477, at page 420, from Edgar Hancock and Esther Hancock to General Telephone Company, and granting the right, privilege, easement and authority to construct, operate, patrol and maintain its communication lines including the necessary underground cables, wires, conduits, splicing boxes, surface terminals, markers and appurtenances upon, over and across together with the right of access to the said land hereinafter described with the right to permit the attachment of the wires of any other Company.
- Right of Way Easement between Sahara Coal Company and General Telephone Company of Illinois, dated October 14, 1964, and recorded November 17, 1964, in Book 405, page 511-512, in the Office of the Recorder, Saline County, Illinois, to construct operate and maintain a buried telephone line upon over and across a part of the West One Half (W 1/2), South One Half (S 1/2), Southeast One Quarter (SE 1/4), Southwest One Quarter (SW 1/4) of Section Twenty (20) and a part of the West One Half (W 1/2), West One Half (W 1/2), Northeast One Quarter (NE 1/4), Northwest One Quarter (NW 1/4) of Section Twenty Nine (29), all in Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois. Said land, requirements and liabilities are more particularly described in the deed.
- A private road right of way providing access to the Ledford Cemetery and Hungarian Cemetery located in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 30, in Township 9 South, Range 6 East of the Third Principal Meridian, Saline County, Illinois.

- A Rural Development Right of Way Easement from Southern Illinois Land Company, Inc, to Liberty Ledford Water District, dated April 20, 2009, recorded on May 5, 2009, in Record Book 1955, at page 429, in the Office of the Recorder, Saline County, Illinois.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 771 to 782, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 764 to 770, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act.

Tax Information:

Buyer's credit for real estate taxes for the year 2014, payable in 2015, shall be \$13,043.35.

Buyer's credit for real estate taxes for the year 2015, payable in 2016, shall be pro-rated at the date of closing on the basis of full year's taxes of \$13,043.35.

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AUCTION TRACT 12

(Shawnee Holdings, LLC Tract 07)

A part of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section Twenty Nine (29) in Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois, described as follows: Beginning at the Northwest corner of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of said Section Twenty-nine (29), and running East on the land line of said quarter-quarter section to the public road Right of Way; thence running Southerly along the West boundary of said public road Right of Way to the North Right of Way boundary of the Southern Illinois Railway and Power Company; thence running in a Southwesterly direction along the North boundary of the said railway Right of Way to the West land line of said quarter-quarter section; thence running North on said West boundary line of said quarter-quarter section to the point of beginning, containing 4 acres, more or less, excepting therefrom the following described tract: Beginning at the Northwest corner of the above referenced quarter-quarter section; run East on the North land line of said quarter-quarter section Seventy-five (75) feet; thence run South parallel with the West land line of said quarter-quarter section to the North boundary line of the Right of Way of the Southern Illinois Railway and Power Company; thence run in a Southwesterly direction along the North boundary line of the said railway Right of Way to the West land line of said quarter-quarter section; thence run North on the West land line of said quarter-quarter section to the point of beginning;

Containing after said exception 2.64 acres, more or less.

EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERALS AND RIGHTS APPURTENANT THERETO.

In all of the above property descriptions, reference to railroads, roads and highways and other monuments may be to prior locations of such monuments, as the context and record may indicate.

Subject To:

- Survey and boundary adjustments as a result of possessions by third parties.
- The following which may not appear of record: rights-of-way and easements apparent on the premises, public utility easements on, over, or through the premises and the rights of the public, State of Illinois, municipality or other subdivision of the State of Illinois, to property dedicated for roads or highways or utilized for roads or highways.
- Certain conveyances for street and highway purposes from Sahara Coal Company, Inc. to the County of Saline acting by and through the Board of Supervisors, dated April 3, 1974, conveying the following described property: a portion of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section Twenty Nine (29), Township Nine (9) South, Range Six (6) East, more particularly described as follows: a strip of land 75 feet wide, lying westerly of and contiguous to the located centerline of F.A.S. Route 897 from Station 6+48 northerly to Station 6+50, also a strip of land 50 feet wide, lying westerly of and contiguous to the located centerline of F.A.S. Route 897, from Station 6+50 northerly

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to Station 8+00, also a strip of land 55 feet wide lying westerly of and contiguous to the located centerline of F.A.S. Route 897 from Station 8+00 northerly to Station 8+50, also a strip of land 65 feet wide, lying westerly of and contiguous to the located centerline of F.A.S. Route 897 from Station 8+50 northerly to Station 9+38.

- An Easement appearing in a Special Corporate Warranty Deed from Sahara Coal Company to the City of Harrisburg, dated September 9, 2002, recorded September 19, 2002, in Book 1567, page 294, in the Office of the Recorder, Saline County, Illinois.
- A Right of Way Easement from Southern Illinois Land Co. Inc. to Southern Illinois Power Cooperative dated August 5, 2008, recorded on August 22, 2008, in Record Book 1942, pages 160- 164.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 783 to 790, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.

Tax Information:

Buyer's credit for real estate taxes for the year 2014, payable in 2015, shall be \$69.53.

Buyer's credit for real estate taxes for the year 2015, payable in 2016, shall be pro-rated at the date of closing on the basis of full year's taxes of \$69.53.

AUCTION TRACT 13

(Shawnee Holdings, LLC Tract 06-C)

All that part of the South Half (S ½) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section Twenty-nine (29), Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois, lying West of the Public Highway known as Liberty Road; and the South Half (S ½) of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Twenty-nine (29), Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois.

The Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Thirty (30), Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois.

A part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section Twenty-nine (29), Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois, described as follows: Beginning Seven (7) feet East of the Northwest corner of said tract, and run East along the North land line 660 feet, thence South to the South line of said Forty (40) acre tract, thence West along the said South line 660 feet to a point Seven (7) feet East of the Southwest corner of said tract, and thence North parallel with the West line of said tract 1320 feet to the place of beginning,

EXCEPT: A part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Twenty-nine (29) described as follows: Start at a point Seven (7) feet East of the Northwest corner of the above referenced quarter-quarter section; thence run East along the North land line of said quarter-quarter section Six Hundred Sixty (660) feet; thence run South parallel with the East land line of said quarter-quarter section Eight Hundred Twenty (820) feet for a point of beginning. From this point of beginning, run South parallel with the East land line Five Hundred (500) feet to the South land line of said quarter-quarter section; thence run West along the South land line six hundred sixty (660) feet to a point seven (7) feet East of the Southwest Corner of said quarter-quarter section; thence run North parallel with the West land line of said quarter-quarter section Five Hundred (500) feet; thence run East parallel with the South land line of said quarter-quarter section Six Hundred Sixty (660) feet to the point of beginning, containing 7.57 acres, more or less.

The West Seven (7) feet of the North Eight Hundred Twenty (820) feet of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section Twenty-nine (29), Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois.

The East Half (E/2) of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section Thirty (30), Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois.

EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY all that part thereof conveyed by that certain instrument appearing in Book 1567 page 294 in the Office of the Recorder, Saline County, Illinois.

EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERALS AND RIGHTS APPURTENANT THERETO.

In all of the above property descriptions, reference to railroads, roads and highways and other monuments may be to prior locations of such monuments, as the context and record may indicate.

Subject To:

- Survey and boundary adjustments as a result of possessions by third parties.
- The following which may not appear of record: rights-of-way and easements apparent on the premises, public utility easements on, over, or through the premises and the rights of the public, State of Illinois, municipality or other subdivision of the State of Illinois, to property dedicated for roads or highways or utilized for roads or highways.
- Right of Way Easement dated June 27, 1988, and recorded on June 28, 1988, in Book 779, at page 290, in the Office of the Recorder, Saline County, Illinois, wherein Sahara Coal Company, Inc., granted to Southeastern Illinois Electric Cooperative, Inc., a perpetual right and easement to construct, operate, patrol, maintain, repair, relocate, reconstruct and remove electric transmission and to lay distribution lines or systems and equipment and attachments appurtenant thereto for the transmission and distribution of electric energy through, under, over, and across a portion of the Northeast Quarter of the Northeast Quarter of Section 30, Township Nine (9) South, Range Six (6) East. For a more detailed description of land affected and further details of the rights under said easement, please refer to document.
- A Right of Way Easement dated May 17, 1988, recorded June 28, 1988, in Book 779, page 290, in the Office of the Recorder, Saline County, Illinois, from Sahara Coal Company to Southeastern Illinois Electric Cooperative, Inc., conveyed and quit-claimed a perpetual right and easement to construct, operate, patrol, maintain, repair, relocate, reconstruct, and remove electric transmission and or distribution lines or systems and equipment and attachments appurtenant thereto for the transmission and distribution of electric energy through under, over and across the land, covering a strip fifty (50) feet wide across parts of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) and the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4) all in Section Thirty (30), Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois. For a more specific description of the land affected and more specific terms please refer to the easement.
- Right granted in that Special Corporate Warranty Deed, dated September 9, 2002, recorded September 19, 2002, in Record Book 1567, page 294, in the Office of the Recorder, Saline County, Illinois, wherein Sahara Coal Company conveyed to the City of

Harrisburg certain land adjacent to the above described property, and further conveyed to the City of Harrisburg a nonexclusive easement to intermittently impound flood water to an elevation of 410 feet Mean Sea Level on acreage described as the Southwest Quarter (SW/4) of Northeast Quarter (NE/4), and Southeast Quarter (SE/4) of Northwest Quarter (NW/4) all in Section Thirty (30), Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois.

- Right of Way Easement between Sahara Coal Company and General Telephone Company of Illinois, dated October 14, 1964, and recorded November 17, 1964, in Book 405, page 511-512, in the Office of the Recorder, Saline County, Illinois, to construct operate and maintain a buried telephone line upon over and across a part of the West One Half (W ½), South One Half (S ½), Southeast One Quarter (SE ¼), Southwest One Quarter (SW ¼) of Section Twenty (20) and a part of the West One Half (W ½), West One Half (W ½), Northeast One Quarter (NE ¼), Northwest One Quarter (NW ¼) of Section Twenty Nine (29), all in Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois. Said land, requirements and liabilities are more particularly described in the deed.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 748 to 756, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 757 to 763, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.

Tax Information:

Buyer's credit for real estate taxes for the year 2014, payable in 2015, shall be \$1,424.48.

Buyer's credit for real estate taxes for the year 2015, payable in 2016, shall be pro-rated at the date of closing on the basis of full year's taxes of \$1,424.48.

AUCTION TRACT 14

(Shawnee Holdings, LLC Tract 06-B)

The Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Thirty (30), Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois.); also

All that part of the North Half (N ½) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section Twenty-nine (29), Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois, lying West West Right-of-Way Line of a Public Highway known as Liberty Road; and the North Half (N ½) of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Twenty-nine (29), Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois.

EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERALS AND RIGHTS APPURTENANT THERETO.

In all of the above property descriptions, reference to roads and highways and other monuments may be to prior locations of such monuments, as the context and record may indicate.

Subject To:

- Survey and boundary adjustments as a result of possessions by third parties.
- The following which may not appear of record: rights-of-way and easements apparent on the premises, public utility easements on, over, or through the premises and the rights of the public, State of Illinois, municipality or other subdivision of the State of Illinois, to property dedicated for roads or highways or utilized for roads or highways.
- Right of Way Easement dated June 27, 1988, and recorded on June 28, 1988, in Book 779, page 290 in the Office of the Recorder, Saline County, Illinois, wherein Sahara Coal Company, Inc., granted to Southeastern Illinois Electric Cooperative, Inc., a perpetual right and easement to construct, operate, patrol, maintain, repair, relocate, reconstruct and remove electric transmission and to lay distribution lines or systems and equipment and attachments appurtenant thereto for the transmission and distribution of electric energy through, under, over, and across a portion of the Northeast Quarter of the Northeast Quarter of Section 30, Township Nine (9) South, Range Six (6) East. For a more detailed description of land affected and further details of the rights under said easement, please refer to document.
- Right of Way Easement between Sahara Coal Company and General Telephone Company of Illinois, dated October 14, 1964, and recorded November 17, 1964, in Book 405, page 511-512, in the Office of the Recorder, Saline County, Illinois, to construct operate and maintain a buried telephone line upon over and across a part of the West One

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Half (W ½), South One Half (S ½), Southeast One Quarter (SE ¼), Southwest One Quarter (SW ¼) of Section Twenty (20) and a part of the West One Half (W ½), West One Half (W ½), Northeast One Quarter (NE ¼), Northwest One Quarter (NW ¼) of Section Twenty Nine (29), all in Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois. Said land, requirements and liabilities are more particularly described in the deed.

- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 732 to 739, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 740 to 747, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.

Tax Information:

Buyer's credit for real estate taxes for the year 2014, payable in 2015, shall be \$868.88.

Buyer's credit for real estate taxes for the year 2015, payable in 2016, shall be pro-rated at the date of closing on the basis of full year's taxes of \$868.88.

AUCTION TRACT 15

(Shawnee Holdings, LLC Tract 06-A)

The East Half (E ½) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Nineteen (19), and the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section Twenty (20), except one (1) square acre in the Northeast corner thereof, all in Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois;

A part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Twenty (20), Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois, described as follows: Commencing at the Northwest corner of said Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼); thence South 00° 12' 54" East along the West line of said Southeast Quarter (SE ¼), 577.09 feet to a place of beginning; thence North 89° 52' 50" East, 383.32 feet to the westerly right-of-way line of Liberty Road; thence in a Southerly direction along said westerly right-of-way line to the South line of the said Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼); thence North 89° 38' 19" West along said South line, 364.4 feet to the Southwest corner of said Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼); thence North 00° 12' 54" West along the West line of the said Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼), 765.23 feet to the point of beginning.

The Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Twenty (20), Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois, except the following described tract of land:

Commencing at the Northeast corner of said Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼); thence South 00° 12' 54" East along the East line of said Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼), 462.59 feet to the point of beginning; thence continuing South 00° 12' 54" East along said East line, 114.5 feet; thence South 89° 52' 50" West, 5 feet; thence North 00° 12' 54" West, 114.5 feet; thence North 89° 52' 50" East, 5 feet to the point of beginning.

EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERALS AND RIGHTS APPURTENANT THERETO.

In all of the above property descriptions, reference to roads and highways and other monuments may be to prior locations of such monuments, as the context and record may indicate.

Subject To:

- Survey and boundary adjustments as a result of possessions by third parties.
- The following which may not appear of record: rights-of-way and easements apparent on the premises, public utility easements on, over, or through the premises and the rights of

the public, State of Illinois, municipality or other subdivision of the State of Illinois, to property dedicated for roads or highways or utilized for roads or highways.

- Right of Way Easement from Sahara Coal Company to General Telephone Company of Illinois, dated October 14, 1964, recorded on November 17, 1964, in Record Book 405, at page 511, in the Office of Recorder, Saline County, Illinois, granting the right to construct, operate and maintain a buried telephone line, including the necessary underground cables, wires, conduits, splicing boxes, surface terminals, markers and appurtenances, upon, over and across a part of the Southwest Quarter (SW ¼) of Section 20, Township 9 South, Range 6 East.
- Right of Way Easement from Sahara Coal Company, Inc., to Southeastern Illinois Electric Cooperative, Inc., and Illinois Corporation, dated May 17, 1988, recorded on June 28, 1988, in Record Book 779, at page 290, in the Office of Recorder, Saline County, Illinois, granting the perpetual right and easement to construct, operate, patrol, maintain, repair, relocate, reconstruct and remove electric transmission and/or distribution lines or systems, equipment and attachments appurtenant thereto for the transmission and distribution of electric energy through, under, over and across the subject property.
- Right of Way Easement between Sahara Coal Company and General Telephone Company of Illinois, dated October 14, 1964, and recorded November 17, 1964, in Book 405, page 511-512, in the Office of the Recorder, Saline County, Illinois, to construct operate and maintain a buried telephone line upon over and across a part of the West One Half (W ½), South One Half (S ½), Southeast One Quarter (SE ¼), Southwest One Quarter (SW ¼) of Section Twenty (20) and a part of the West One Half (W ½), West One Half (W ½), Northeast One Quarter (NE ¼), Northwest One Quarter (NW ¼) of Section Twenty Nine (29), all in Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois. Said land, requirements and liabilities are more particularly described in the deed.
- Right of Way Easement from Sahara Coal Company, Inc., to Southeastern Illinois Electric Cooperative, Inc., dated May 17, 1988, and recorded June 28, 1988, in Record Book 779, at page 290, in the Office of Recorder of Saline County, Illinois granting a fifty-foot easement across the subject property for the purpose of constructing, operating and maintaining electric transmission and/or distribution lines or systems.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 717 to 724, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 725 to 731, in the Office of the Recorder, Saline County, Illinois, granting

the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.

Tax Information:

Buyer's credit for real estate taxes for the year 2014, payable in 2015, shall be \$2,230.03.

Buyer's credit for real estate taxes for the year 2015, payable in 2016, shall be pro-rated at the date of closing on the basis of full year's taxes of \$2,230.03.

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AUCTION TRACT 16

(Shawnee Holdings, LLC Tract 11-A)

All that part of the following described property lying North of the New Illinois Route 13, more particularly described in an Order Vesting Title to Parcel 901000982 entered by the Circuit Court for the First Judicial Circuit, Saline County, Illinois, in Cause #95-ED-1:

The Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Sixteen (16), Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois.

The Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 15, Township 9 South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois.

The Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) and the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Fifteen (15), Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois, except that part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) lying East of the East right-of-way line of the railroad spur formerly running through said Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼).

EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERALS AND RIGHTS APPURTENANT THERETO.

Subject To:

- Survey and boundary adjustments as a result of possessions by third parties.
- The following which may not appear of record: rights-of-way and easements apparent on the premises, public utility easements on, over, or through the premises and the rights of the public, State of Illinois, municipality or other subdivision of the State of Illinois, to property dedicated for roads or highways or utilized for roads or highways.
- A Right of Way Grant from Sahara Coal Company, Inc. to Central Illinois Public Service Company, dated August 31, 1971, recorded on November 3, 1971, in Record Book 486, at page 220, for the construction, operation, and maintenance of an electric transmission line over and across a portion of the North Half (N ½) of the Southeast Quarter (SE ¼) and the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼), Section 16, Township 9 South, Range 5 East of the Third Principal Meridian, Saline County, Illinois.
- Right of Way to the State of Illinois for road purposes covering the South Half (S ½) of Section 15, Township 9 South, Range 5 East of the Third Principal Meridian.
- A Right of Way Easement from Sahara Coal Company, Inc., to the Prospect Water District dated July 9, 1984, recorded on August 13, 1984, in Record Book 590, at page

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657, for the construction, operation, and maintenance of a watermain and necessary appurtenances.

- A Right of Way Easement from Southern Illinois Land Co. Inc. to Southern Illinois Power Cooperative dated August 5, recorded on August 22, 2008, in Records Book 1942, pages 155- 159.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 814 to 821, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 807 to 813, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.

Tax Information:

Buyer's credit for real estate taxes for the year 2014, payable in 2015, shall be \$261.58.

Buyer's credit for real estate taxes for the year 2015, payable in 2016, shall be pro-rated at the date of closing on the basis of full year's taxes of \$261.58.

AUCTION TRACT 17

(Shawnee Holdings, LLC Tract 11-B)

All that part of the following described property lying North of the New Illinois Route 13, more particularly described in an Order Vesting Title to Parcel 901000982 entered by the Circuit Court for the First Judicial Circuit, Saline County, Illinois, in Cause #95-ED-1:

The West Half (W ½) of the Southeast Quarter (SE ¼) in Section Sixteen (16) in Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois.

The Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Sixteen (16), Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois.

All of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Sixteen (16), Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois:

EXCEPT all that part of the above-described property conveyed to the People of the State of Illinois, Department of Transportation by that certain Special Deed (Corporation) dated May 15, 1984, and recorded June 6, 1984, in Book 638, Page 292, in the Office of the Recorder of Saline County, Illinois.

EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERALS AND RIGHTS APPURTENANT THERETO.

Subject To:

- Survey and boundary adjustments as a result of possessions by third parties.
- The following which may not appear of record: rights-of-way and easements apparent on the premises, public utility easements on, over, or through the premises and the rights of the public, State of Illinois, municipality or other subdivision of the State of Illinois, to property dedicated for roads or highways or utilized for roads or highways.
- A Dedication for Right of Way to the State of Illinois recorded in Record Book 181, at page 338.
- An Easement to Sahara Coal Company dated June 18, 1970, and recorded on July 1, 1970, recorded in Record Book 477, at page 519.
- A Right of Way Grant from Sahara Coal Company, Inc. to Central Illinois Public Service Company, dated August 31, 1971, recorded on November 3, 1971, in Record Book 486, at page 220, for the construction, operation, and maintenance of an electric transmission line over and across a portion of the North Half (N ½) of the Southeast Quarter (SE ¼)

and the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼), Section 16, Township 9 South, Range 5 East of the Third Principal Meridian, Saline County, Illinois.

- A Right of Way from Sahara Coal Company to Central Illinois Public Service Company, dated September 18, 1996, recorded on October 7, 1996, in Record Book 1156, at page 9, covering a portion of the South Half (S ½) of Section 16, Township 9 South, Range 5 East of the Third Principal Meridian, Saline County, Illinois, lying North of the North Right of Way line of the New Route 13, Saline County, Illinois.
- A Right of Way from Sahara Coal Company to Central Illinois Public Service Company, dated October 15, 1996, recorded on November 6, 1996, in Record Book 1161, at page 90, covering a portion of the South Half (S ½) of the Southwest Quarter (SW ¼) of Section 16, Township 9 South, Range 5 East of the Third Principal Meridian, Saline County, Illinois, lying North of the North Right of Way line of the New Route 13, Saline County, Illinois.
- A Right of Way Easement from Sahara Coal Company, Inc. to the Prospect Water District, dated July 9, 1984, and recorded on August 13, 1984, in Record Book 590, at page 57, for the construction, operation and maintenance of a watermain and necessary appurtenances.
- A Right of Way Grant from Sahara Coal Company to Central Illinois Public Service Company, dated September 18, 1996, recorded on October 7, 1996, in Record Book 1156, at page 90, granting the right to construct, operate, patrol and maintain a transmission line, including poles, anchors and necessary fixtures and wires attached thereto.
- A Dedication for Right of Way from Mary Allsopp Ledford, et sir., to the State of Illinois, dated September 1, 1921, recorded on December 13, 1921, in Record Book 181, at page 370.
- A Right of Way Easement from Sahara Coal Company, Inc., to the Prospect Water District, dated July 9, 1984, recorded on July 13, 1984, in Record Book 590, at page 657, for the construction, installation and maintenance of a watermain.
- A Right of Way Grant from Sahara Coal Company, Inc. to Central Illinois Public Service Company, dated June 4, 1971, recorded on November 8, 1971, in Record Book 486, at page 223, granting an easement strip being 50 feet on each side of the center line of a transmission line, together with the right to survey, construct, reconstruct, renew, remove, operate and maintain one transmission line, including towers, poles, anchors and the necessary fixtures and wires attached thereto, over and upon the said easement strip for the transmission of electrical energy.
- A Right of Way Easement from Sahara Coal Company, Inc., to the Prospect Water District dated July 9, 1984, recorded on August 13, 1984, in Record Book 590, at page 657, for the construction, operation, and maintenance of a watermain and necessary appurtenances.

- A Right of Way Easement from Southern Illinois Land Co. Inc. to Southern Illinois Power Cooperative dated August 5, recorded on August 22, 2008, in Records Book 1942, pages 155- 159.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 822 to 830, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 831 to 837, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.

Tax Information:

Buyer's credit for real estate taxes for the year 2014, payable in 2015, shall be \$1,290.95.

Buyer's credit for real estate taxes for the year 2015, payable in 2016, shall be pro-rated at the date of closing on the basis of full year's taxes of \$1,290.95.

DRAFT

AUCTION TRACT 18
(Shawnee Holdings, LLC Tract 12)

The East Thirty-two (32) acres of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) in Section Sixteen (16) in Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County:

EXCEPT: Part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Sixteen (16) described as follows: Commencing at the Southeast Corner of the Northeast Quarter (NE ¼) of said Section Sixteen (16); measure thence Northwardly along section line for a distance of Thirty (30) feet; thence Westwardly along the North Right of Way line of SBI Route 13 for a distance of 1384.80 feet; thence Northwardly with the deflection angle to the right of 90 degrees, a distance of 145 feet to the point of beginning; thence continuing Northwardly along the same course for a distance of Three Hundred (300) feet; thence Westwardly, with the deflection angle of 90 degrees to the left, for a distance of Two Hundred (200) feet; thence Southwardly, with the deflection angle of 90 to the left, a distance of Three Hundred (300) feet; thence Eastwardly with a deflection angel of 90 degrees to the left, for a distance of Two Hundred (200) feet to the point of beginning;

The Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section Sixteen (16), Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois.

EXCEPT all that part of the above-described property conveyed to the People of the State of Illinois, Department of Transportation by that certain Special Deed (Corporation) dated May 15, 1984, and recorded June 6, 1984, in Book 638, Page 292, in the Office of the Recorder of Saline County, Illinois.

EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERALS AND RIGHTS APPURTENANT THERETO.

In all of the above property descriptions, reference to railroads, roads and highways and other monuments may be to prior locations of such monuments, as the context and record may indicate.

Subject To:

- Survey and boundary adjustments as a result of possessions by third parties.
- The following which may not appear of record: rights-of-way and easements apparent on the premises, public utility easements on, over, or through the premises and the rights of the public, State of Illinois, municipality or other subdivision of the State of Illinois, to property dedicated for roads or highways or utilized for roads or highways.

- An Easement for Roadway and Parking Area from Sahara Coal Company, Inc, to Central Illinois Public Service Company, dated November 2, 1971, granting the right to park automobiles and trucks in, to and upon a strip of even width of fifty feet contiguous to and adjoining the south side of a substation site in the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 16, Township 9 South, Range 5 East of the Third Principal Meridian, Saline County, Illinois, and also granting a right of way for road purposes 40 feet in width beginning at a point on the North Boundary line of SBI Route #13, which point is 192 feet West of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said section 16, and extending thence North to the South line of said substation site.
- A Dedication for Right of Way for Public Road Purposes tp the State of Illinois recorded in Record Book 181, at page 338.
- An Easement to Sahara Coal Company, dated June 18, 1970, and recorded on July 1, 1970, recorded in Record Book 477, at page 519.
- A Right of Way Grant from Sahara Coal Company, Inc. to Central Illinois Public Service Company, dated June 4, 1971, recorded on November 8, 1971, in Record Book 486, at page 223, for the construction, operation, and maintenance of an electric transmission line over and across a portion of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼), Section 16, Township 9 South, Range 5 East of the Third Principal Meridian, Saline County, Illinois.
- A Right of Way Easement from Sahara Coal Company, Inc. to the Prospect Water District, dated July 9, 1984, and recorded on August 13, 1984, in Record Book 590, at page 57, for the construction, operation and maintenance of a watermain and necessary appurtenances.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 845 to 853, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 854 to 860, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 838 to 844, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.

Tax Information:

Buyer's credit for real estate taxes for the year 2014, payable in 2015, shall be \$27.04.

Buyer's credit for real estate taxes for the year 2015, payable in 2016, shall be pro-rated at the date of closing on the basis of full year's taxes of \$27.04.

DRAFT

AUCTION TRACT 19

(Shawnee Holdings, LLC Tract 15)

The Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼), and the West Half (W ½) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) all in Section Fourteen (14) in Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois.

All that part of the following described property lying North of the New Illinois Route 13, more particularly described in an Order Vesting Title to Parcel 901000982 entered by the Circuit Court for the First Judicial Circuit, Saline County, Illinois, in Cause #95-ED-1:

The Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) in Section Fourteen (14) in Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois.

The North Half (N ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Fourteen (14) in Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois.

The Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Fourteen (14), Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois.

EXCEPT all that part of the above-described property conveyed to the People of the State of Illinois, Department of Transportation by that certain Special Deed (Corporation) dated May 15, 1984, and recorded June 6, 1984, in Book 638, Page 292, in the Office of the Recorder of Saline County, Illinois.

EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERALS AND RIGHTS APPURTENANT THERETO.

In all of the above property descriptions, reference to railroads, roads and highways and other monuments may be to prior locations of such monuments, as the context and record may indicate.

Subject To:

- Survey and boundary adjustments as a result of possessions by third parties.
- The following which may not appear of record: rights-of-way and easements apparent on the premises, public utility easements on, over, or through the premises and the rights of the public, State of Illinois, municipality or other subdivision of the State of Illinois, to property dedicated for roads or highways or utilized for roads or highways.
- Assignment of Right of Way from Sahara Coal Company, Inc., a Delaware corporation, and Arclar Company, an Illinois corporation, to the extent of Sahara's right, title, and interest to the following Right of Way granted by William V. Choisseur, et. al., to O'Gara

EXHIBIT A-19

Coal Company, in a Warranty Deed dated December 15, 1905, and recorded December 21, 1905, in Deed Record Book 87, at page 1.

- Right of Way Easement from Southern Illinois Land Co. Inc. to Southern Illinois Power Cooperative dated August 5, 2008, recorded on August 22, 2008, in Record Book 1942, pages 155- 159.
- Right of Way agreement between Pleas Furlong et ux to Sahara Coal Company, dated November 5, 1947, and recorded November 6, 1947, in Miscellaneous Record Book U at page 598, granting "Sahara Coal Company, its successors and assigns, the right to construct, operate, patrol and maintain an electric transmission line ... to form a part of an electrical transmission and telephone system owned and operated by the Sahara Coal Company, its successors or assigns extending from lands owned by the said Sahara Coal Company to other lands and structures beyond said premises ... " The legal description set forth in the easement is:

That part of the West Half (W ½) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) lying East of the railroad in Section 14, Township 9 South, Range 5 East of the 3rd P.M., Saline County, Illinois, as follows: Beginning at a point near the northeast corner of West Half (W ½) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼), thence run south approximately 150 feet parallel to the East property line to a point on the east right of way of said railroad.

This Right of Way Agreement is assigned by Sahara Coal Company, Inc., to Southern Illinois Power Cooperative, dated September 21, 1989, and recorded September 29, 1989 in Book 830, Page 173, of the Saline County Recorder's Office. For additional terms and covenants, you are referred to the document itself, in particular Exhibit B, which sets forth the terms.

- Right of Way to the State of Illinois for road purposes covering the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section 14, Township 9 South, Range 5 East of the Third Principal Meridian.
- Right of Way to the State of Illinois for road purposes covering the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 14, Township 9 South, Range 5 East of the Third Principal Meridian.
- Conveyance of a 100 Foot strip across the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 14, Township 9 South, Range 5 East of the Third Principal Meridian, for railroad purposes.
- Right of Way Dedication to Saline County for road purposes covering the East Half (E ½) of the Southeast Quarter (SE ¼) of Section 14, Township 9 South, Range 5 East of the Third Principal Meridian.
- Channel Change Agreement of Saline County.

- Rights of the Bankston Special Drainage District.
- Easement from Sahara Coal Company, to General Telephone Company, dated May 17, 1972, and recorded on June 6, 1972, in record book 486, at page 316, providing said grantee an easement for the construction, operation and maintenance of a buried telephone line across a portion of the subject property.
- Right of Way Agreement between Sahara Coal Company, and Southern Illinois Power Cooperative, dated September 21, 1989, and recorded on September 29, 1989, in Record Book 830, at page 173, providing the right of way and the right to construct, relocate, remove, operate and maintain an electric transmission line across the subject property.
- Right of Way Grant from Sahara Coal Company, Inc. to Central Illinois Public Service Company, dated August 31, 1971, and recorded on November 3, 1971, in Record Book 486, at page 220, for the construction, operation, and maintenance of an electric transmission line over and across a portion of the subject property.
- Right of Way Easement to the Prospect Water District dated July 9, 1984, recorded on August 15, 1984, in Record Book 590, at page 657.
- Right of Way Easement from Sahara Coal Company, Inc., to the Prospect Water District, dated July 9, 1984, recorded on August 13, 1984, in Record Book 590, at page 657 for the construction, operation, and maintenance of a watermain and necessary appurtenances.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 916 to 923, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 908 to 915, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.

Tax Information:

Buyer's credit for real estate taxes for the year 2014, payable in 2015, shall be \$962.29.

Buyer's credit for real estate taxes for the year 2015, payable in 2016, shall be pro-rated at the date of closing on the basis of full year's taxes of \$962.29.

AUCTION TRACT 20

(Shawnee Holdings, LLC Tract 13)

All that part of the following described property lying North of the New Illinois Route 13, more particularly described in an Order Vesting Title to Parcel 901000982 entered by the Circuit Court for the First Judicial Circuit, Saline County, Illinois, in Cause #95-ED-1:

The Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirteen (13), Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois.

The Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Fourteen (14) in Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois.

The Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Fourteen (14) in Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois.

The Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirteen (13) Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois.

The Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-four (24), Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois.

The Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirteen (13), Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois.

The Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirteen (13), and the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) and the East Half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Fourteen (14), all in Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois.

EXCEPT all that part of the above-described property conveyed to the People of the State of Illinois, Department of Transportation by that certain Special Deed (Corporation) dated May 15, 1984, and recorded June 6, 1984, in Book 638, Page 292, in the Office of the Recorder of Saline County, Illinois.

The Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the North Half (N $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$), except Five (5) acres of equal width off the South side of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), all in Section Thirteen (13), Township Nine (9) South, Range Five (5) East of the Third Principal Meridian, Saline County, Illinois.

A strip of land 100 feet in width, being 50 feet on each side of the center line of the Railroad Right of Way of the former Saline Valley Railroad Company (later the C.C.C. & St. L. R.R) or so much of said rail road Right of Way that passes through the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section 13, Township 9 South, Range 5 East of the Third Principal Meridian, Saline County, Illinois.

EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERALS AND RIGHTS APPURTENANT THERETO.

In all of the above property descriptions, reference to railroads, roads and highways and other monuments may be to prior locations of such monuments, as the context and record may indicate.

Subject To:

- Survey and boundary adjustments as a result of possessions by third parties.
- The following which may not appear of record: rights-of-way and easements apparent on the premises, public utility easements on, over, or through the premises and the rights of the public, State of Illinois, municipality or other subdivision of the State of Illinois, to property dedicated for roads or highways or utilized for roads or highways.
- Right of Way Easement to Southeastern Illinois Electric Cooperative, Inc., a corporation, dated July 27, 1967, recorded August 3, 1967, in Book 460, Pages 444-446.
- Right of Way Grant between Sahara Coal Company, and Central Illinois Public Service Company, "the right to construct, operate, patrol and maintain a transmission line, including poles, anchors and necessary fixtures and wires attached thereto, over and upon the land hereinafter described: The South one-half of Section 13, Township 9 South, Range 5 East of the third Principal Meridian, Saline County, Illinois, except 32 acres in the Southeast corner thereof, all lying South of old State Route 13, dated February 18, 1999, and recorded April 7, 1999, in Deed Book 1319, page 211, in the Office of the Recorder, Saline County, Illinois.
- Right of Way Easement from Southern Illinois Land Co. Inc. to Southern Illinois Power Cooperative dated August 5, 2008, recorded on August 22, 2008, in Record Book 1942, pages 155- 159.
- Right of Way Easement to the Prospect Water District dated July 9, 1984, recorded on August 15, 1984, in Record Book 590, at page 657.
- Right of Way Grant from Sahara Coal Company, Inc. to Central Illinois Public Service Company, dated August 31, 1971, and recorded on November 3, 1971, in Record Book 486, at page 220, for the construction, operation, and maintenance of a electric transmission line over and across a portion of the subject property.

- Right of Way Easement from Sahara Coal Company, Inc., to the Prospect Water District for the construction, operation, and maintenance of a watermain and necessary appurtenances dated July 9, 1984, recorded on August 13, 1984, in Record Book 590, at page 657.
- Right of Way Agreement to Southern Illinois Power Cooperative, dated September 6, 1962, recorded September 12, 1962, in Record Book 405, at page 259.
- Right of Way Agreement to Southern Illinois Power Cooperative, a corporation, dated May 17, 1988, recorded July 12, 1988, in Record Book 780, at pages 301-309.
- Collateral Agreement by and between Sahara Coal Company, Inc. a Delaware corporation, Southern Illinois Power Cooperative and Southeastern Illinois Electric Cooperative, Inc., dated May 17, 1988, recorded July 12, 1988, in Record Book 780, at pages 310-350.
- Assignment of Right of Way from Sahara Coal Company, Inc., a Delaware corporation, and Arclar Company, an Illinois corporation, of the Right of Way granted by William V. Choisseur, et. al., to O'Gara Coal Company, in a Warranty Deed dated December 15, 1905, and recorded December 21, 1905, in Deed Record Book 87, at page 1.
- Right of Way Easement to Southern Illinois Power Cooperative, a corporation, recorded October 14, 1954, in Book 312, Page 444.
- Transmission Line Right of Way Agreement to Sahara Coal Company, recorded February 23, 1942, in Miscellaneous Record P, Pages 507-508.
- Transmission Line Right of Way Agreement to Sahara Coal Company, a corporation, recorded July 9, 1945, in Miscellaneous Record T, Pages 114-115.
- Right of Way Easement to Southeastern Illinois Electric Cooperative, Inc., a corporation, recorded August 3, 1967, in Book 406, Pages 444-446.
- Right of Way Grant from Sahara Coal Company to Central Illinois Public Service Company to construct, operate, patrol and maintain a transmission line, including poles, anchors and necessary fixtures and wires attached thereto, over and upon the following: The South Half of Section 13, Township 9 South, Range 5 East of the Third Principal Meridian, Saline County, Illinois, except 42 acres in the Southeast corner thereof, all lying South of old State Route 13. The poles and anchors shall be located within a ten (10) foot strip along and adjacent to the West right of way line of Cotton Road which runs North and South through the above described tract.
- Dedication of Right of Way for Public Road purposes dated June 13, 1921, and recorded on June 13, 1921, in Record Book 181, at page 349.

- Dedication of Right of Way for Public Road Purposes to the Department of Public Works and Buildings, State of Illinois, dated June 15, 1921, and recorded on July 8, 1921, in Record Book 181, at page 365.
- Dedication of Right of Way for Public Road purposes dated June 18, 1921, and recorded on July 18, 1921, in Record Book 181, at page 360.
- Right of Way Easement to Southern Illinois Electric Cooperative, Inc., dated December 29, 1938, and recorded on March 21, 1967, in Deed Record Book 460, at pages 309.
- Right of Way Easement to Southern Illinois Cooperative, Inc., dated June 1, 1941, and recorded March 21, 1967, in Record Book 60, at page 305.
- Dedication of Right of Way for Public Road purposes dated September 17, 1952, and recorded on January 19, 1953, in Record Book 312, at page 78.
- Easement to General Telephone Company of Illinois dated May 29, 1967, and recorded on October 6, 1967, in Record Book 460, at page 476.
- Right-of-Way Easement to Southern Illinois Electric Cooperative, Inc., and recorded March 21, 1967, in Record Book 460, at page 313.
- Right-of-Way Easement to Southern Illinois Electric Cooperative, Inc., and recorded March 21, 1967, in Record Book 460, at page 311.
- Right of Way Easement to Southern Illinois Electric Cooperative, Inc., dated December 21, 1938 and recorded on October 14, 1954, in Record Book 312, at page 438.
- Right of Way Easement to General Telephone Company of Illinois, dated May 13, 1970, and recorded May 27, 1970, in Record Book 477, at page 416.
- Right of Way agreement between Pleas Furlong et ux to Sahara Coal Company, dated November 5, 1947, and recorded November 6, 1947, in Miscellaneous Record Book U at page 598, granting "Sahara Coal Company, its successors and assigns, the right to construct, operate, patrol and maintain an electric transmission line ... to form a part of an electrical transmission and telephone system owned and operated by the Sahara Coal Company, its successors or assigns extending from lands owned by the said Sahara Coal Company to other lands and structures beyond said premises ... " The legal description set forth in the easement is:

That part of the West Half (W ½) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) lying East of the railroad in Section 14, Township 9 South, Range 5 East of the 3rd P.M., Saline County, Illinois, as follows: Beginning at a point near the northeast corner of West Half (W ½) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼), thence run south approximately 150 feet parallel to the East property line to a point on the east right of way of said railroad.

This Right of Way Agreement is assigned by Sahara Coal Company, Inc., to Southern Illinois Power Cooperative, dated September 21, 1989, and recorded September 29, 1989 in Book 830, Page 173, of the Saline County Recorder's Office. For additional terms and covenants, you are referred to the document itself, in particular Exhibit B, which sets forth the terms.

- Right of Way from Kermit Cotton, et ux., to Southeastern Illinois Electric Cooperative, dated August 22, 1939, recorded on March 21, 1967, in Record Book 460, at page 301, covering that part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) in Section 13, Township 9 South, Range 5 East, lying north of the C.C.C. and St. Louis Railway containing approximately 27 ½ acres and granting the right to construct and operate an electric transmission or distribution line or system.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 861 to 869, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120, as the same is corrected by that certain Corrective Conservation Easement dated March 19, 2015, and recorded March 20, 2015, in Book 2091, Page 728.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 870 to 876, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120, as the same is corrected by that certain Corrective Conservation Easement dated March , 2015, and recorded March 20, 2015, in Book 2091, Page 721.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 877 to 883, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.

Tax Information:

Buyer's credit for real estate taxes for the year 2014, payable in 2015, shall be \$2,076.23.

Buyer's credit for real estate taxes for the year 2015, payable in 2016, shall be pro-rated at the date of closing on the basis of full year's taxes of \$2,076.23.

AUCTION TRACT 21
(Shawnee Holdings LLC Tract 14)

The South Half (S ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Eighteen (18) in Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois.

The South Ten (10) acres of the North Half (N ½) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Eighteen (18), Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois.

The Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Eighteen (18), Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois, except the following described tract: Beginning at the intersection of the South Right of Way line of SBI Highway Route #13 and the East line of the said Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Eighteen (18), thence running South on the land line 360 feet, thence West parallel with the land line 540 feet, thence North 360 feet, more or less, to the South Right-of-Way of said Highway, thence East along the South line of said Highway 540 feet, more or less, to the point of beginning.

Part of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section Eighteen (18), Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois, described as follows: Beginning at a point at the intersection of the South Right-of-Way line of S.B.I. Route # 13 and the West line of said quarter-quarter Section and extending Easterly along said Right of Way line a distance of 739.5 feet to a point; thence in a Southerly direction with a deflection angle to the right of 90 degrees 00' for a distance of 567.5 feet to a stone, being the point of beginning of this description; thence in an Easterly direction with a deflection angle to the left of 90 degrees 00' for a distance of 729.3 feet to a concrete monument, also the West Right of Way line of old abandoned public road; thence in a Southerly direction on and along the said Right-of-Way and parallel with the East Quarter Section line a distance of 774.2 feet to an iron pipe which is on the South Quarter section line of the said Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼), also Twelve (12.00) feet West of the Southeast Corner of the said Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼), thence West on and along the South Quarter Section line for a distance of 729.3 feet to an iron pipe; thence in a Northerly direction for a distance of 771.0 feet to the point of beginning, containing in all 13.18 acres, more or less;

All that part of the following described property all lying North of the New Illinois Route 13, more particularly described in an Order Vesting Title to Parcel 901000982 entered by the Circuit Court for the First Judicial Circuit, Saline County, Illinois, in Cause #95-ED-1:

The Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Nineteen (19), Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois;

The North Half (N 1/2) of the Northwest Quarter (NW 1/4) of Section Eighteen (18), Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois;

The Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) and the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Eighteen (18), Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois;

The Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Eighteen (18), Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois, lying North of the Saline Valley Railroad Company's Right-of-Way, as the same is now located.

EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERALS AND RIGHTS APPURTENANT THERETO.

In all of the above property descriptions, reference to railroads, roads and highways and other monuments may be to prior locations of such monuments, as the context and record may indicate.

Subject To:

- Survey and boundary adjustments as a result of possessions by third parties.
- The following which may not appear of record: rights-of-way and easements apparent on the premises, public utility easements on, over, or through the premises and the rights of the public, State of Illinois, municipality or other subdivision of the State of Illinois, to property dedicated for roads or highways or utilized for roads or highways.
- A Dedication of Right of Way for Public Road purposes dated June 13, 1921, and recorded on June 13, 1921, in Record Book 181, at page 349.
- A Dedication of Right of Way for Public Road Purposes to the Department of Public Works and Buildings, State of Illinois, dated June 15, 1921, and recorded on July 8, 1921, in Record Book 181, at page 365.
- A Dedication of Right of Way for Public Road purposes dated June 18, 1921, and recorded on July 18, 1921, in Record Book 181, at page 360.
- A Right of Way Easement to Southern Illinois Electric Cooperative, Inc., dated December 29, 1938, and recorded on March 21, 1967, in Deed Record Book 460, at pages 309.
- A Right of Way Easement to Southern Illinois Cooperative, Inc., dated June 1, 1941, and recorded March 21, 1967, in Record Book 60, at page 305.

- A Dedication of Right of Way for Public Road purposes dated September 17, 1952, and recorded on January 19, 1953, in Record Book 312, at page 78.
- A Right of Way Easement dated December 21, 1938, and recorded on October 14, 1954 at Book 312, Page 438 to the Southern Illinois Electric Cooperative Inc.
- An Easement to General Telephone Company of Illinois dated May 29, 1967, and recorded on October 6, 1967, in Record Book 460, at page 476.
- An Easement to General Telephone Company of Illinois, dated October 5, 1970, and recorded on October 26, 1970, in Record Book 477, at page 617, as to ten acres located in the North Half (N ½) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼), Section 18, Township 9 South, Range 6 East of the Third Principal Meridian, Saline County, Illinois.
- A Right of Way Easement from Southern Illinois Land Co. Inc. to Southern Illinois Power Cooperative dated August 5, 2008, recorded on August 22, 2008, in Record Book 1942, pages 155- 159.
- A Right of Way Easement to Southern Illinois Electric Cooperative, Inc., recorded March 21, 1967, in Record Book 460, at page 313.
- A Right of Way Easement to Southern Illinois Electric Cooperative, Inc., recorded March 21, 1967, in Record Book 460, at page 311.
- A Right of Way Easement to General Telephone Company of Illinois, dated May 13, 1970, and recorded May 27, 1970, in Record Book 477, at page 416.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 884 to 893, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 894 to 900, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 901 to 907, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.

Tax Information:

Buyer's credit for real estate taxes for the year 2014, payable in 2015, shall be \$1,222.14.

Buyer's credit for real estate taxes for the year 2015, payable in 2016, shall be pro-rated at the date of closing on the basis of full year's taxes of \$1,222.14.

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AUCTION TRACT 22

(Shawnee Holdings, LLC Tract 23 (a.k.a. Muddy Property))

All that part of the West Half (W ½) of the Northeast Quarter (NE ¼) of Section Two (2), Township Nine (9) South, Range Six (6) East of the Third Principal Meridian, Saline County, Illinois, lying south of the former Southern Illinois Rail and Power Company right-of-way and north of the northwesterly right-of-way of the C. C. C. and St. Louis Railroad, except a tract of land described in Book 1664 at page 274 in the Office of the Recorder in said Saline County, and also except that tract of land formerly known as W. A. Devillez' Addition to Muddy.

EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERALS AND RIGHTS APPURTENANT THERETO.

In the above property description, reference to a railroad and other monuments may be to prior locations of such monuments, as the context and record may indicate.

Subject To:

- Survey and boundary adjustments as a result of possessions by third parties.
- The following which may not appear of record: rights-of-way and easements apparent on the premises, public utility easements on, over, or through the premises and the rights of the public, State of Illinois, municipality or other subdivision of the State of Illinois, to property dedicated for roads or highways or utilized for roads or highways.
- An Assignment of Right-of-Way from Sahara Coal Company, Inc., to Arclar Company, dated June 23, 1997, recorded on July 8, 1997, in Record Book 1197, at page 278, granting the right to mine, dig, ventilate, drain and remove the coal therefrom, and together with the right to use the passageways and entries.
- A Dedication for Right-of-Way (Non-Freeway) from Sahara Coal Company, Inc., to the State of Illinois, acting by and through the Department of Transportation, dated November 2, 2001, and recorded on February 13, 2002, in Record Book 1520, at page 240.
- A Dedication of Right-of-Way for a Freeway from Sahara Coal Company, Inc., to the State of Illinois, acting by and through the Department of Transportation, dated November 2, 2001, and recorded on February 13, 2002, in Record Book 1520, at page 244.
- A Right-of-Way Grant from Sahara Coal Company, Inc., to the Central Illinois Public Service Company dated August 5, 2002, and recorded on August 29, 2002, in Record Book 1564, at page 27, for the construction operation and maintenance of a transmission line.

- An Easement from Sahara Coal Company, Inc. to Southern Illinois Power Cooperative, dated May 18, 1995, granting the right to construct, operate, patrol, and maintain an electrical transmission and distribution line across part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Fourteen (14), Township Nine (9) South, Range Five (5) East of the Third Principle Meridian, Saline County, Illinois.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 3, 2014, in Book 2086, at pages 924 to 931, in the Office of the Recorder, Saline County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.

Tax Information:

Buyer's credit for real estate taxes for the year 2014, payable in 2015, shall be \$93.46.

Buyer's credit for real estate taxes for the year 2015, payable in 2016, shall be pro-rated at the date of closing on the basis of full year's taxes of \$93.46.

DRAFT

AUCTION TRACT 23

(Shawnee Holdings, LLC Tract 22 (a.k.a. Phoenix Property))

The South Half (S ½) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼); the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼); and that portion of the East Half (E ½) of the Southeast Quarter (SE ¼) lying West of the right-of-way of the former Southern Illinois and Kentucky Railroad, all in Section Eleven (11), Township Eight (8) South, Range Four (4) East of the Third (3rd) Principal Meridian, Williamson County, Illinois.

A strip of land of equal width, to-wit: Ten (10) rods wide off the East side of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section Fourteen (14), Township Eight (8) South, Range Four (4) East of the Third Principle Meridian, Williamson County, Illinois, being the East five (5) acres of the said above described forty acre tract; and the West One Half (W ½) of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Fourteen (14), Township Eight (8) South, Range Four (4) East of the Third Principle Meridian, Williamson County, Illinois, being Twenty-five acres, more or less, hereby conveyed. Subject to a strip of land Six (6) feet wide off the west side of the said above described premises for road purposes.

The East Half (E ½) of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼); and the North Half (N ½) of the Northeast Quarter (NE ¼), excepting therefrom the right-of-way of the former Southern Illinois and Kentucky Railroad, all in Section Fourteen (14), Township Eight (8) South, Range Four (4) East of the Third (3rd) Principal Meridian, Williamson County, Illinois.

SUBJECT TO PREVIOUS EXCEPTIONS, RESERVATIONS AND CONVEYANCES OF COAL, OIL, GAS AND OTHER MINERALS AND RIGHTS APPURTENANT THERETO.

In all of the above property descriptions, reference to railroads, roads and highways and other monuments may be to prior locations of such monuments, as the context and record may indicate.

SUBJECT TO PREVIOUS EXCEPTIONS, RESERVATIONS AND CONVEYANCES OF COAL, OIL, GAS AND OTHER MINERALS AND RIGHTS APPURTENANT THERETO.

Subject To:

- Survey and boundary adjustments as a result of possessions by third parties.
- The following which may not appear of record: rights-of-way and easements apparent on the premises, public utility easements on, over, or through the premises and the rights of the public, State of Illinois, municipality or other subdivision of the State of Illinois, to property dedicated for roads or highways or utilized for roads or highways.
- Rights contained within a Warranty Deed dated November 2, 1912, recorded on February 27, 1924, in Deed Record Book 183, at page 566, wherein Ferby Willis was conveyed a

EXHIBIT A-23

strip ten feet wide of equal width off the North side of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Eleven (11), Township Eight (8) South, Range Four (4) East of the Third Principle Meridian, Williamson County, Illinois "for pass way or road and when not used for road purposes, it shall revert back to the owner of the land immediately joining above-described ten-foot strip on the South."

- Right of Way Easement in favor of the Corinth Water District dated February 12, 1974, and recorded on May 9, 1974, in Miscellaneous Record Book 138, at page 478, granting the right to erect, construct, install and lay and thereafter use, operate, inspect, repair, maintain, replace and remove a water line across a part of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section Fourteen (14), Township Eight (8) South, Range Four (4) East of the Third Principle Meridian, Williamson County, assigned to the Village of Galatia by assignment dated March 7, 1974, recorded on May 9, 1974.
- Easement granted to the Corinth Water District by instrument filed for record May 9, 1974, in Miscellaneous Record Book 138, at page 463, assigned to the Village of Galatia by assignment dated March 7, 1974, recorded on May 9, 1974.
- Easement from Southern Illinois Land Company, Inc, to Williamson Energy, LLC, dated February 19, 2013, recorded on March 1, 2013, as File 2013-00001877, in the Office of the Recorder, Williamson County, Illinois.

Tax Information:

Buyer's credit for real estate taxes for the year 2014, payable in 2015, shall be \$5,238.80.

Buyer's credit for real estate taxes for the year 2015, payable in 2016, shall be pro-rated at the date of closing on the basis of full year's taxes of \$5,238.80.

AUCTION TRACT 24

(Shawnee Holdings, LLC Tract 20)

All that part of a strip of land 100 feet in width, being 50 feet on each side of the center line of the Railroad of the former Saline Valley Railroad Company (later the C.C.C. & St. L. R.R.) that passes through the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼), the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼), and the West Half (W ½) of the Southeast Quarter (SE ½) of the Southeast Quarter (SE ¼) of Section Thirteen (13), Township Nine (9) South, Range Four (4) East of the Third Principle Meridian, Williamson County, Illinois, which lies west of the Canadian National Railroad and east of the following described tract (the east border of said description being the eastern edge of Jordan's Curve Road):

A part of the Southeast Quarter of the Southwest Quarter of Section 13, Township 9 South, Range 4 East of the Third Principal Meridian in Williamson County, Illinois, more particularly described as commencing at the northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 13; thence South 24 degrees 47 minutes 53 seconds East a distance of 103.75 feet to the point of beginning on the east right of way line of the former Illinois Route 13; thence South 88 degrees 20 minutes 51 seconds East a distance of 179.93 feet to a point located 341.30 feet southerly of said transitline at Station 496+97.83; thence South 32 degrees 24 minutes 35 seconds West a distance of 114.09 feet to a point located 400.00 feet southerly of said transitline at Station 496+00; thence South 21 degrees 57 minutes 47 seconds West a distance of 1.56 feet to a point located 401.03 feet southerly of said transitline at Station 495+98.83; thence North 88 degrees 20 minutes 51 seconds West along said south line a distance of 119.03 feet to a point on said easterly right of way line of existing Illinois Route 13; thence North 0 degrees 29 minutes 34 seconds East along said easterly right of way line of existing Illinois Route 13 a distance of 99.53 feet to the point of beginning, containing 0.34 acres, more or less.

EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERALS AND RIGHTS APPURTENANT THERETO.

In the above property descriptions, reference to railroads, roads and highways and other monuments may be to prior locations of such monuments, as the context and record may indicate.

Subject To:

- Survey and boundary adjustments as a result of possessions by third parties.
- The following which may not appear of record: rights-of-way and easements apparent on the premises, public utility easements on, over, or through the premises and the rights of the public, State of Illinois, municipality or other subdivision of the State of Illinois, to property dedicated for roads or highways or utilized for roads or highways.

EXHIBIT A-24

- An Agreement between Conrail and Texas Eastern Products Pipeline Company of Indiana dated May 1, 1979, concerning installation and maintenance of an underground pipeline located 171 feet East of mile post 10, at a point approximately 10 miles West of Harrisburg, Illinois, in return for an annual rental of \$150.00.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 4, 2014, in Book 350, at page 169, in the Office of the Recorder, Williamson County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.

Tax Information:

Buyer's credit for real estate taxes for the year 2014, payable in 2015, shall be \$13.70.

Buyer's credit for real estate taxes for the year 2015, payable in 2016, shall be pro-rated at the date of closing on the basis of full year's taxes of \$13.70.

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AUCTION TRACT 25

(Shawnee Holdings, LLC Tract 21)

The Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 12, Township 9 South, Range 4 East of the Third Principle Meridian, Williamson County, Illinois, containing ten (10) acres, more or less.

EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERALS AND RIGHTS APPURTENANT THERETO.

Subject To:

- Survey and boundary adjustments as a result of possessions by third parties.
- The following which may not appear of record: rights-of-way and easements apparent on the premises, public utility easements on, over, or through the premises and the rights of the public, State of Illinois, municipality or other subdivision of the State of Illinois, to property dedicated for roads or highways or utilized for roads or highways.
- An Easement from Southern Illinois Land Company, Inc. to Coal Valley Water District, granted August 11, 2004, for a waterline, and the right to construct, operate, replace and maintain facilities, equipment and paraphernalia, for the purpose of the Coal Valley Water District, including the right to erect, install, lay, and thereafter use, inspect and remove any and all of the above described facilities.
- A Conservation Easement from Shawnee Holdings, LLC, to Land Conservation Trust of Southern Illinois, dated November 28, 2014, and recorded December 4, 2014, in Book 350, at page 168, in the Office of the Recorder, Williamson County, Illinois, granting the perpetual right and exclusive easement to use, monitor and enforce a Conservation Easement pursuant to the Illinois Real Property Conservation Rights Act, 765 ILCS 120.

Tax Information:

Buyer's credit for real estate taxes for the year 2014, payable in 2015, shall be \$470.12.

Buyer's credit for real estate taxes for the year 2015, payable in 2016, shall be pro-rated at the date of closing on the basis of full year's taxes of \$470.12.