

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GF No. 20118278

WARRANTY DEED

Date: June 6, 2011

Grantor: Yosten Brothers, a Texas General Partnership comprised of Glynn Yosten, Gregg Yosten and Garry Yosten, Partners

Grantor's Mailing Address (including county):

3826 FM 1057
Hereford, Deaf Smith County, Texas 79045

Grantee: McClain Feed Yard, Inc., a Texas corporation

Grantee's Mailing Address (including county):

824 Mullins Lane
Benton, Marshall County, Kentucky 42025

Consideration:

Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned paid by the Grantee, the receipt of which is hereby acknowledged.

Property (including any improvements):

All that certain lot, tract or parcel of land lying and being situated in Deaf Smith County, Texas, and being more particularly described as follows:

A 20.00 acre tract out of the Southwest part of Section 26, Block K-8, Certificate Number 128 of the T.T R.R. Co. Surveys in Deaf Smith County, Texas, described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap marked "RPLS 1848" found in the South line of Section 26 for the Southwest corner and POINT OF BEGINNING of this tract, whence a number 60 common nail found for the Southwest corner of Section 26, Block K-8 bears South 89 degrees 56 minutes 00 seconds West 655.25 feet;

THENCE North 00 degrees 11 minutes 29 seconds West, a distance of 2587.50 feet a fence corner post for the Northwest corner of this tract;

THENCE North 89 degrees 54 minutes 43 seconds East, a distance of 336.69 feet to a 1/2 inch iron rod with cap marked "HBD" set for the Northeast corner of this tract;

THENCE South 00 degrees 11 minutes 29 seconds East, at a distance of 2557.62 feet pass a 1/2 inch iron rod with cap marked "HBD" set for reference, continue for a total distance of 2587.62 feet a point on the South line of Section 26, whence a 1-1/2 inch iron pipe found for the Southeast corner of Section 26 bears North 89 degrees 56 minutes 00 seconds East, 4329.64 feet;

THENCE South 89 degrees 56 minutes 00 seconds West, along the South line of Section 26, a distance of 336.69 feet to the POINT OF BEGINNING.

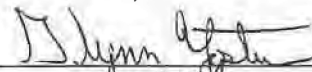
Reservations from and Exceptions to Conveyance and Warranty:

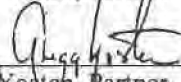
Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the Property; rights of adjoining owners in any walls and fences situated on a common boundary, any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; taxes for 2011, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

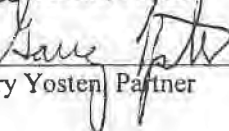
Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Yosten Brothers, a Texas General Partnership

By: 
Glynn Yosten, Partner

By: 
Gregg Yosten, Partner

By: 
Garry Yosten, Partner

STATE OF TEXAS §
 §
COUNTY OF DEAF SMITH §

This instrument was acknowledged before me on the 7th day of June, 2011, by Glynn Yosten, Partner, on behalf of Yosten Brothers, a Texas general partnership.



Nancy Hollingsworth
Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF DEAF SMITH §

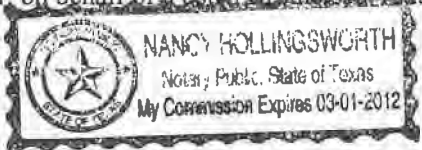
This instrument was acknowledged before me on the 7th day of June, 2011, by Gregg Yosten, Partner, on behalf of Yosten Brothers, a Texas general partnership.



Nancy Hollingsworth
Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF DEAF SMITH §

This instrument was acknowledged before me on the 7th day of June, 2011, by Garry Yosten, Partner, on behalf of Yosten Brothers, a Texas general partnership.



Nancy Hollingsworth
Notary Public, State of Texas

Ret.
AFTER RECORDING RETURN TO:
A.O. Thompson Abstract Co., Inc.
P.O. Box 73
Hereford, Texas 79045

PREPARED IN THE LAW OFFICE OF:
Underwood, Wilson, Berry, Stein & Johnson, P.O. Box 73
320 Schley
Hereford, Texas 79045



#571094
FILED and certified as RECORDED in the Official Public Records of Deaf Smith County on the date and time stamped. David Ruland, County Clerk, Deaf Smith County, Texas.
By: Deida Gonzalez Deputy August 9, 2011 (4:12pm)

11-1545

McClain Legal from Rabo 2023
36.03 Acres

Legal Description of Real Estate
Deaf Smith County, Texas

TRACT 2:

A 36.03 acre tract, more or less, out of the Southwest part of Section 26, Block K-8, Abstract No. 1370, Certificate Number 128 of the T. T. R. Co. Surveys in Deaf Smith County, Texas, described by metes and bounds as follows:

BEGINNING at a number 60 common nail found for the Southwest corner of Section 26, Block K-8 whence a 1-1/2 inch iron pipe found for the Southeast corner of said section bears North 89 degrees 56 minutes 00 seconds East 5321.58 feet;

THENCE North 89 degrees 56 minutes 00 seconds East along the South line of said section, 48.80 feet to a 1/2 inch iron rod set in the East physical line of Farm Road 1057 for the Southwest and beginning corner of this tract;

THENCE North 00 degrees 12 minutes 00 seconds West along the East physical line of Farm Road 1057, at 30.00 feet pass a 1/2 inch iron rod set for reference and at a total distance of 2587.27 feet a 1/2 inch iron rod set for corner;

THENCE North 89 degrees 54 minutes 43 seconds East 606.84 feet to a 1/2 inch iron rod set in the East line of a tract known as the West 40 acres of the Southwest 1/4 of said section whence a 1/2 inch iron rod set for the Northeast corner of the tract known as the West 40 acres of the Southwest 1/4 of said section bears North 00 degrees 11 minutes 29 seconds West 71.78 feet;

THENCE South 00 degrees 11 minutes 29 seconds East at 2557.50 feet pass a 1/2 inch iron rod set for reference and at a total distance of 2587.50 feet a 1/2 inch iron rod found in the South line of said section for the Southeast corner of the tract known as the West 40 acres of the Southwest 1/4 of said section;

THENCE South 89 degrees 56 minutes 00 seconds West along the South line of said section, 606.45 feet to the place of beginning.

TRACT 3:

A 20.00 acre tract out of the Southwest part of Section 26, Block K-8, Certificate Number 128 of the T.T R.R. Co. Surveys in Deaf Smith County, Texas, described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap marked "RPLS 1848" found in the South line of Section 26 for the Southwest corner and POINT OF BEGINNING of this tract, whence a number 60 common nail found for the Southwest corner of Section 26, Block K-8 bears South 89 degrees 56 minutes 00 seconds West 655.25 feet;

THENCE North 00 degrees 11 minutes 29 seconds West, a distance of 2587.50 feet a fence corner post for the Northwest corner of this tract;

THENCE North 89 degrees 54 minutes 43 seconds East, a distance of 336.69 feet to a 1/2 inch iron rod with cap marked "HBD" set for the Northeast corner of this tract;

THENCE South 00 degrees 11 minutes 29 seconds East, at a distance of 2557.62 feet pass a 1/2 inch iron rod with cap marked "HBD" set for reference, continue for a total distance of 2587.62 feet a point on the South line of Section 26, whence a 1-1/2 inch iron pipe found for the Southeast corner of Section 26 bears North 89 degrees 56 minutes 00 seconds East, 4329.64 feet;

THENCE South 89 degrees 56 minutes 00 seconds West, along the South line of Section 26, a distance of 336.69 feet to the POINT OF BEGINNING.



May 17, 2023

Kirby Harper
Trans Pecos Real Estate, Inc
120 Pecan Valley Lane
Waxahachie, TX75165

RE: 23-000446-01-01
7M Cattle Feeders, Inc. - Real Estate - Term
NEC of FM 1057 and CR 9, Hereford, TX79045
Agricultural - Agribusiness-Feedlot

This letter, along with the attached "Assignment Summary" will confirm your engagement to prepare a real estate appraisal on the referenced property on behalf of Rabo AgriFinance. This engagement is subject to the specific terms and conditions outlined in the Request for Proposal in RIMS including, but not limited to the comments section and any attached Reference Documents.

The purpose of the valuation is to estimate market value as defined by the Board of Governors of the Federal Reserve System, in accordance with Title XI of FIRREA (1989). FIRREA states the value must "Be based upon the definition of market value set forth in the appraisal regulation. Each appraisal must contain an estimate of market value, as defined by the Agencies' appraisal regulations. The definition of market value assumes that the price is not affected by undue stimulus, which would allow the value of the real property to be increased by favorable financing or seller concessions. Value opinions such as "going concern value," "value in use," or a special value to a specific property user may not be used as market value for federally related transactions. An appraisal may contain separate opinions of such values so long as they are clearly identified and disclosed." Representatives of Rabo AgriFinance may perform an administrative or technical review of the report. Your full cooperation in the review process is deemed to be an integral part of this valuation assignment.

It is mutually agreed that your completed report, in the specified number of copies, will be delivered to the undersigned on or before the date specified below, and that the total fee (including expenses) will not exceed the fee specified below. Unless otherwise agreed and as permitted by applicable law, a late penalty will be assessed at the rate of 2% of the original appraisal fee for each day the report remains outstanding beyond the scheduled delivery date. Rabo AgriFinance reserves the right to reject the report and deny payment for untimely delivery.

Date Appraisal Due: August 1, 2023 **Total Fee:** \$4,500 (inclusive of all expenses)

Appraisals are to be addressed to: **Rabo AgriFinance LLC**, 14767 North Outer 40 Road, Suite 400
Chesterfield, Missouri 63017.

Where applicable, the valuation and report are to be prepared in conformance with the requirements of the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA); the Interagency Appraisal and Evaluation Guidelines; the Rabo AgriFinance Appraisal Standards; and the Uniform Standards of Professional Practice (USPAP). The report should include a statement of the exposure time implicit in the value (s).

Rabo AgriFinance reserves the right to provide a copy of the report to the borrower, the borrower's representative, or any third party Rabo AgriFinance may deem appropriate. Further, Rabo AgriFinance reserves the right to terminate this assignment at any time without any further liability or obligation owed to you beyond reasonable payment for expenses incurred and time spent on the project but not to exceed the originally agreed upon fee. If in the judgment of Rabo AgriFinance you have failed to perform in accordance with the terms and conditions set forth in this engagement letter, then you will willfully and knowingly waive your rights to collect only a portion of or no fee for this assignment. You will maintain the confidentiality and privacy of customer information obtained in the course of this assignment in compliance with USPAP and Regulation P, Title V of the Gramm - Leach - Bliley Financial Modernization Act and applicable state law.

The appraiser will include the Replacement Cost New and physical depreciation of all buildings on the subject

property, regardless of condition, if the building(s) is in a Special Flood Hazard Area zone A or V. Appropriate descriptions, pictures and maps, regardless of contributory value, will be included that clearly shows the condition and locations of any buildings on the subject property. An allocation of the final value will be made in the appraisal for the land, buildings, FF&E, and any personal property.

A map showing the locations of the subject and comparable sales will be included in the addendum of the appraisal.

The appraiser will verify and attest in the transmittal letter that the legal description provided to them describes the property appraised. Any legal requirements associated with permits or zoning, water rights, environmental hazards, and legal access issues, - whether legal or physical - are to be appropriately addressed in the transmittal letter as well as discussed in the appraisal report as to the effect on property value.

The appraisal(s) will be reviewed in accordance with USPAP Standard 3 by Rabo AgriFinance. By accepting this assignment, you agree to respond promptly to our subsequent requests to correct any deficiencies in your appraisal or report that was under your control without additional cost to Rabo AgriFinance.

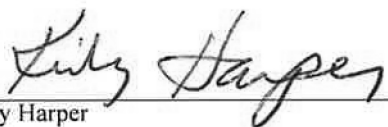
Please include a signed copy of this letter as an addendum to the completed report.

Sincerely,

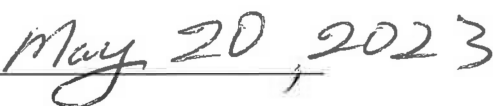
John Keeney

Accepted By:

Trans Pecos Real Estate, Inc



Kirby Harper



Date

ASSIGNMENT SUMMARY

Property Location: NEC of FM 1057 and CR 9, Hereford, TX79045
McClain Feed Yard / Growyard - Deaf Smith County TX Grow Yard No

Intended Use: The intended use of this appraisal is to establish marketability and potential loan and asset recovery thresholds

Intended User: The intended users of this report is Rabo AgriFinance and-or affiliates

Approaches to Value: All applicable approaches

Inspection Requirements: An interior and exterior inspection of the subject property in sufficient detail to determine marketability
Comment: Please discuss any inspection with the property contact

Additional Work Scope: Do NOT complete an inspection of the subject property prior to discussing with the property contact.

The appraisal report should provide both an estimate of fee simple market value and a liquidation value.

The appraisal report should provide both an estimated exposure time and marketing time for each of the two valuation scenarios (market value and liquidation value).

A detailed allocation breakdown of the final reconciled value itemizing land classes/types and improvements is required.

If building improvements are present, photographs of each building improvement are required, regardless of contributory value.

The appraisal report will include as an addenda item a signed copy of the engagement letter.

Appraisal Type: Narrative - or UAAR Form

Report Type: Appraisal Report

<u>Valuation Premise</u>	<u>Premise Qualifier</u>	<u>Property Interest</u>	<u>Comment</u>
Market Value	As-Is	Fee Simple	
Liquidation Value	Orderly Liquidation Value	Fee Simple	

RFP Comments: The legal description has been uploaded to RIMS, and also emailed to the appraiser.

Award Comments: When completed, please upload an electronic copy of your report to <http://www.rimscentral.com> in addition to your instructions for hard-copy report distribution.

Contact Information: Jeff Hanson, Other
Phone: 763-244-7651
Jeff.Hanson@rabo.com

Report Distribution: Deliver reports with original signatures and photographs as indicated below. Additionally, please upload an electronic copy to www.rimscentral.com.

Job Manager Contact: John Keeney

308-293-1713

john.keeney@rabo.com

Appraiser Qualifications

Trans Pecos Real Estate, Inc.



Introduction

Kirby Harper, Owner and President of Trans Pecos Real Estate, Inc., specializes in brokerage services and appraisals of feedyards, grow-yards, dairies, feed mills, cattle and hunting ranches, irrigated and dryland farms, livestock auction facilities, horse training and breeding facilities, and other types of agricultural properties. Kirby Harper has an extensive background and contacts in the agricultural brokerage and appraisal communities, farming and ranching communities, and equine communities. Kirby Harper is dedicated to providing quality and professional services to all of his clients.

Experience

Kirby Harper has 33 years of experience in agricultural, commercial, and residential real estate brokerage and appraisal services. Prior to being in the real estate profession, Kirby Harper was a self-employed farmer and rancher in partnership with his father Roger Harper. The farming and ranching operation included farming cotton, wheat, and milo; running cow-calf pairs and yearlings on native pasture and winter wheat pasture; training and using ranch horses in conjunction with the cattle operation; and operating three grain elevators, a cotton gin, a cotton compress, and a fertilizer and chemical sales and application business. The total land area in operation at the time was approximately 10,000 acres. Kirby Harper was also foreman and trainer for Larry Reeder Cutting Horses in Stephenville, Texas in the early 1980's.

License, Certifications, and Professional Organizations

Texas State General Certified Real Estate Appraiser Number TX-1331201-G
New Mexico State General Certified Real Estate Appraiser Number 03440-G
Colorado State General Certified Real Estate Appraiser Number CG-40042526
Texas Real Estate Broker License Number 0399634
New Mexico Qualifying Real Estate Broker License Number 19375
Georgia Real Estate Brokers License Number 360951
Appraisal Institute SRA Designated Member
American Society of Appraisers Accredited Senior Appraiser Real Property Rural Principal
American Society of Appraisers Accredited Senior Appraiser Real Property Urban Principal
American Society of Appraisers Accredited Senior Appraiser Real Property Residential Principal
Texas Cattle Feeders Association Industry Associate Member
New Mexico Cattle Growers' Association Member
NCHA National Cutting Horse Association Member

Brokerage Services

Individual Buyers and Sellers

Appraisal Client History

Rabo AgriFinance
Rabo Cooperatieve Rabobank U.A.
Equitable AgriFinance
Conterra Ag Lending
Ag Texas Farm Credit
Lone Star Ag Credit
Capital Farm Credit
Wells Fargo Special Ag
Community Banks of Colorado
Met Life
Fort Davis Bank
Trans Pecos Banks
John Hancock Life Farmland Management Services
US Trust, Bank of America, Private Wealth Management
Numerous Private Banks
Attorneys and Individuals





Kirby Harper, SRA, ASA-RP
 Ranch Broker, Appraiser
 432-386-2066, Cell
kirbyha@swbell.net

KIRBY DON HARPER
120 PECAN VALLEY LN
WAXAHACHIE, TX 75165



Certified General Real Estate Appraiser

Appraiser: KIRBY DON HARPER

License #: TX 1331201 G

License Expires: 07/31/2024

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

A handwritten signature in black ink, appearing to read 'Chelsea B.', is positioned above the printed name of the Commissioner.

**Chelsea Buchholtz
Commissioner**

THIS IS TO CERTIFY THAT
Kirby Don Harper
Real Estate Appraisers Board

is licensed / registered by the New Mexico Regulation and Licensing Department
in accordance with provisions of laws in the State of New Mexico

License / Registration No. 03440-G	License / Registration Type General Certified Appraiser
Issue Date 8/12/2015	Expiration Date 4/30/2025

The bearer is prohibited by law from using this identification card to give the
impression that they are in any way connected with a governmental agency

Signature of holder:

Kirby Don Harper
120 Pecan Valley Lane
Waxahachie, TX 75165



NMRLD
NEW MEXICO
REGULATION &
LICENSING DEPARTMENT

State of New Mexico



Real Estate Appraisers Board

HEREBY CERTIFIES THAT

Kirby Don Harper

HAVING GIVEN SATISFACTORY EVIDENCE OF THE COMPLETION OF
PROFESSIONAL AND OTHER REQUIREMENTS PRESCRIBED BY LAW
IS GRANTED A LICENSE TO PRACTICE IN THE STATE OF NEW MEXICO

General Certified Appraiser

License No. 03440-G

Issued 8/12/2015

Expires 4/30/2025

THIS LICENSE SHOULD BE CONSPICUOUSLY POSTED IN PLACE OF BUSINESS OR AS REQUIRED BY LAW



COLORADO

Department of
Regulatory Agencies

Division of Real Estate

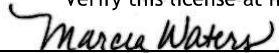
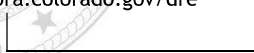
1560 Broadway, Suite 925
Denver, CO 80202-5111

Dear Kirby Don Harper

Congratulations! Below are your electronic wallet cards and a larger wall license to use as proof of your licensure. You may also print your license any time through your Online E-Services account by visiting our homepage at dora.colorado.gov/dre and selecting "Online E-Services" from our "Quick Links".

If you have any questions about your credential, or if you require any additional assistance, please contact our Customer Support Team at (303) 894-2166 or by email at dora_realestate_website@state.co.us.

Kirby Don Harper 120 Pecan Valley Ln Waxahachie, TX 75165-7604	State of Colorado Department of Regulatory Agencies Division of Real Estate Board of Real Estate Appraisers Kirby Don Harper Certified General Appraiser	 License #: CG40042526 Status: Active Expires: 12/31/2024
 Director: Marcia Waters		
For the most up to date information regarding this credential, visit http://dora.colorado.gov/dre		

Colorado Department of Regulatory Agencies Division of Real Estate Kirby Don Harper Certified General Appraiser	
CG40042526	12/24/2022
License Number	Issue Date
Active	12/31/2024
License Status	Expiration
Verify this license at http://dora.colorado.gov/dre	
 Director: Marcia Waters	 Licensee Signature

