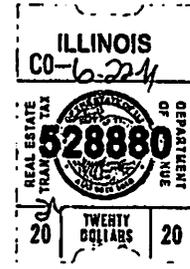
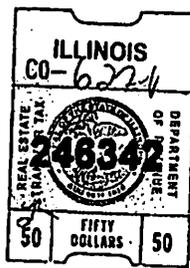




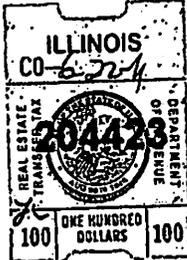
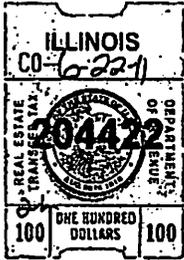
2011002863

LEE COUNTY ILLINOIS
FILED FOR RECORD

BOOK 1106 PAGE 1567-1569
06/22/2011 12:19PM
CATHY MYERS/2K



WARRANTY DEED



LEE COUNTY ILLINOIS
REAL ESTATE
TRANSFER TAX
135.⁰⁰
DOLLARS CTS.

RECORDING: 51.00
RHSP Surcharge: 10.00
REV. STAMP STATE: 270.00
REV. STAMP CTY: 135.00
TOTAL: \$466.00

That Grantor, **RICHARD A. HUMPHREY**, a single person, of the City of Dixon, in the County of Lee, and State of Illinois for the consideration of Ten and 00/100 Dollars, in hand paid and other good and valuable consideration, **CONVEYS AND WARRANTS** to **RITA CRUNDWELL**, whose address is 1679 U.S. Route 52, Dixon, Illinois 61021, the following described Real Estate, to-wit:

NTI

Part of the West Half of the West Half of Section 13, Township 21 North, Range 9 East of the 4th P.M., bounded and described as follows: Beginning at the Northwest corner of said Section 13; thence Southerly, along the West line of said Section 13, a distance of 2335.83 feet; thence Easterly at an angle of 90°07'16", measured clockwise from the last described course, 316.34 feet; thence Southwesterly at an angle of 286°39'23", measured clockwise from the last described course, 393.88 feet to the Northeasterly Right of Way of a public highway designated F.A. Route 694 (U.S. Route 52); thence Southeasterly, along said Right of Way line, at an angle of 103°46'16", measured clockwise from the last described course, 436.21 feet; thence continuing Southeasterly, along said Right of Way line, at an angle of 177°08'15", measured clockwise from the last described course, 100.31 feet, thence continuing Southeasterly along said Right of Way line, at an angle of 182°51'45" measured clockwise from the last described course, 763.81 feet to the East line of said West Half of the West Half; thence Northerly, along the East line of said West Half of the West Half, at an angle of 59°28'34" measured clockwise from the last described course, 3307.51 feet to the North line of said Section 13; thence Westerly, along said North line, at an angle of 92°40'32", measured clockwise from the last described course, 1327.68 feet to the point of beginning, containing 87.82 acres more or less.

PIN NO: 18-08-13-100-006

PLAT AFFIDAVIT FILED

situated in the County of Lee and State of Illinois, subject to taxes for the year 2010 and all subsequent years which grantees assume and agree to pay, to any and all existing rights of way of public highways, utilities and drainage and other easements, covenants, restrictions and reservations of record hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State.

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Dated this 19th day of April, A.D. 2011.

Richard A. Humphrey
Richard A. Humphrey

STATE OF ILLINOIS)
) SS
COUNTY OF)

The foregoing instrument was acknowledged before me this 19th day of April, 2011, by RICHARD A. HUMPHREY, a single person.

Lily E. Bruns



Drafted By and Return to: Daniel C. Hawkins
enw WARD, MURRAY, PACE & JOHNSON
202 East 5th Street, P.O. Box 400
Sterling, Illinois 61081

Tax Billing Address: Rita Crundwell
1679 US Route 52
Dixon, IL 61021

STATE OF ILLINOIS)
LEE COUNTY

Dawn Meurs, Northwestern Title, Inc.

~~Nations Credit Financial Services Corp.~~, being duly sworn on oath, states that he/she resides at ~~123 W Main Street, Amboy, Illinois.~~ that the attached deed is not in violation of 765 ILCS 205 of the Illinois Compiled Statutes for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed OR the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
 - 1A. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
 - 2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
 - 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
 - 4. The conveyance is of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
 - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - 6. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - 7. The conveyance is made to correct descriptions in prior conveyances.
 - 8. The sale or exchange is of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
 - 9. The sale is of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Professional Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
 - 10. This conveyance does not subdivide any land.

AFFIANT further states that *he makes this affidavit for the purpose of inducing the Recorder of Lee County, Illinois, to accept the attached deed for recording.

Dawn Meurs
AFFIANT

Document # 2011002863

SUBSCRIBED and SWORN to before me by Nations Credit Financial Services Corp. this 9th day of November, 2007.

NOTARY PUBLIC

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