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PATRICK O'BRIAN
COUNTY CLERK & RECORDER
FULTON COUNTY, IL
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PAGES: 4

This Document was
prepared by:

ASHLEE E. STABLER
of the Law Firm of
WHITNEY & POTTS, LTD.
118 West Main Street
Post Office Box 368
Elmwood, Illinois 61529
(309) 742-3611

Above space for Recorder use only.

WARRANTY DEED

The Grantors, **ROBERT LEE NEEL** and **NANCY LEE NEEL**, Husband and Wife, each in his and her own right and as spouse of the other, presently of 17752 County 24 Highway, Farmington, Illinois 61531, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY and WARRANT to the Grantee, **PEORIA LAND VENTURE LLC, an Illinois Limited Liability Company**, with a mailing address of 5145 Grand Avenue, Western Springs, Illinois 60558, the following described Real Estate, to-wit:

All that part of the Southwest Quarter of Section Twenty-seven (27) in Orion Township, Township Seven (7) North, Range Five (5) East of the Fourth Principal Meridian, Fulton County, Illinois, lying North of the public highway running through said Quarter Section, **EXCEPT** the following: (1) All that area platted and recorded as the Town of Breeds Station, also known as Breeds First Addition, and Breeds Second Addition; (2) conveyance to Richard L. Martin as shown in Instrument 143407, recorded in Volume 250 at page 585, Land Records of Fulton County, described as follows: Commencing at the Southwest corner of Town Lot 81 in Breeds Second Addition to Breeds Station, thence South 310 feet, thence South of East to Southwest corner of Lot 35, thence North on West line of Lots 35, 36, and 82 to Northwest corner of Lot 82, thence West to point of beginning, containing 1½ acres, more or less; (3) conveyance to William Lingenfelter, Instrument #163824, recorded in Volume 283, Page 112, Land Records of Fulton County, Illinois, described as follows: Commencing at the Southwest corner of Lot 35 in Breeds Station, thence West 206 feet, thence South about 112 feet to North line of Public Highway, thence East by North to point of beginning, containing ½ acre; and (4) all that part of said Southwest Quarter of Section 27 conveyed to Central Illinois Light Company by Warranty Deeds recorded in Volume 793, Page 67, Instrument #72-26654, and Volume 796, Page 297, Instrument #72-28634, and (5) conveyance to Karl L. Hagen and Barbara J. Hagen as shown in Instrument #76-48434, recorded in Volume 826, Page 26, described as commencing at the Southwest corner of said

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Southwest Quarter marked by an existing iron pipe; thence East 775.61 feet; thence North 207.38 feet to the actual point of beginning marked by an iron pin; thence North 1 degree 16 minutes 09 seconds West 112.16 feet to an iron pin; thence North 88 degrees, 43 minutes 51 seconds East 75.00 feet to an iron pin; thence North 70 degrees 36 minutes 49 seconds East 79.99 feet to an iron pin; thence North 67 degrees 23 minutes 20 seconds East 51.62 feet to an iron pin; thence North 54 degrees 22 minutes 25 seconds East 31.42 feet to an iron pin; thence North 52 degrees 15 minutes 11 seconds East 29.05 feet to an iron pin; thence North 53 degrees 35 minutes 21 seconds East 61.40 feet to an iron pin; thence North 58 degrees 29 minutes 03 seconds East 37.23 feet to an iron pin; thence South 62 degrees 47 minutes 06 seconds East 128.57 feet to an iron pin; thence South 29 degrees 56 minutes 26 seconds East 27.70 feet to an iron pin; thence South 60 degrees 36 minutes 34 seconds West 220.47 feet to an iron pin; thence South 63 degrees 29 minutes 43 seconds West 90.07 feet to an iron pin; thence South 75 degrees 05 minutes 25 seconds West 109.23 feet to an iron pin; thence North 84 degrees 35 minutes 24 seconds West 75.51 feet to the point of beginning, containing 1.241 acres, situated in the County of Fulton and State of Illinois;

EXCEPTING THEREFROM:

A part of the Southwest Quarter of Section 27, Township 7 North, Range 5 East of the Fourth Principal Meridian, Fulton County, Illinois, more particularly described as follows:

Commencing at an iron pipe found at the Southwest corner of said Southwest Quarter of Section 27; thence South 89 degrees 50 minutes 15 seconds East (Bearings refer to the Illinois Coordinate System, West Zone, NAD 1983), a distance of 1,480.34 feet along the South line of said Southwest Quarter of Section 27; thence North 00 degrees 09 minutes 45 seconds East, a distance of 442.23 feet to the centerline of East Breeds Road and the Point of Beginning of the tract to be described; From said Point of Beginning; thence South 62 degrees 47 minutes 23 seconds West, a distance of 99.73 feet along said centerline to the projection of the Easterly lot of Lot 34 in Breeds Station Subdivision; thence North 27 degrees 38 minutes 34 seconds West, a distance of 180.08 feet to the Northeast corner of said Lot 34; thence South 60 degrees 48 minutes 46 seconds West, a distance of 148.50 feet along an existing fence to an existing wood fence post at the Northwest corner of Lot 33 in said Breeds Station Subdivision; thence South 27 degrees 38 minutes 34 seconds East, a distance of 137.63 feet along the Westerly line of said Lot 33 to an iron rod set; thence North 51 degrees 04 minutes 50 seconds West, a distance of 775.41 feet to an iron rod set; thence North 35 degrees 49 minutes 57 seconds East, a distance of 310.91 feet to an iron rod set; thence North 75 degrees 35 minutes 18 seconds East, a distance of 613.80 feet to an iron rod set at an existing wood corner post at the Northwest corner of Lot 74 in M. A. Breed's Second Addition; thence South 01 degrees 04 minutes 55 seconds East, a distance of 667.65 feet along the West line of said M. A. Breed's Second Addition and the West line of the Francis L. Williamson and Connie L. Williamson property as described in Volume 985 on Page 280 to the Southwest corner of said Williamson property; thence North 89 degrees 45 minutes 08 seconds East, a distance of 32.92 feet to an existing wood fence post at the northwest corner of the Francis L. Williamson and Connie L. Williamson property as described in Volume 765 on Page 507; thence South 07 degrees 37

minutes 23 seconds East, a distance of 145.46 feet along an existing fence on the West side of said Williamson property to the point of beginning, containing 10.000 acres more or less, all situated in the County of Fulton and State of Illinois;

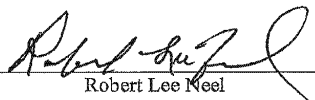
Parcel Identification No.: 10-09-27-300-014;
Parcel Address: Breeds Road, Canton, Illinois 61520;


SUBJECT TO Real Estate Taxes for the year 2024 which are due and payable in the year 2025 and to all Real Estate Taxes levied and payable thereafter; all Roads and Highways, Easements, Rights-of-Way, Dedications, Reservations, Restrictions and Covenants affecting the real estate, if any; existing Leases and rights of Tenants in Possession of the Real Estate, if any; Rights-of-Way for Drainage Tiles, Ditches, Feeders and Laterals, if any; and, all applicable Zoning Ordinances and Restrictions;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 20th day of September, 2024.

GRANTORS:


Robert Lee Neel


Nancy Lee Neel

STATE OF ILLINOIS)
) SS.
COUNTY OF PEORIA)

I, the Undersigned, a Notary Public in and for said County and State aforesaid, do hereby CERTIFY that **ROBERT LEE NEEL** and **NANCY LEE NEEL**, Husband and Wife, each in his and her own right and as Spouse of the other, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and Notarial Seal, this 20th day of September, 2024.




Cori G. Martin
Notary Public

Tax Statements for the year 2024 and subsequent years shall be sent to: **PEORIA LAND VENTURE LLC, 5145 Grand Avenue, Western Springs, Illinois 60558.**

Please mail Recorded Deed to: **PEORIA LAND VENTURE LLC, 5145 Grand Avenue, Western Springs, Illinois 60558.**

X:\wp8\Real Estate\Neel, Robert L\to Peoria Venture\Closing Docs\Warranty Deed.docx

TO BE FILED WITH THE FULTON COUNTY RECORDER OF DEEDS
AFFIDAVIT FOR PURPOSE OF ILLINOIS PLAT ACT REQUIREMENTS
THIS IS A LEGAL DOCUMENT - PLEASE CONSULT YOUR ATTORNEY
(Zoning & Subdivision Ordinances May Also Apply)
PARCEL NUMBER: 10-09-27-300-014

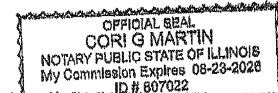
Grantor or Grantor's Attorney authorized representative in a deed transferring interest in the real estate described in the accompanying deed and further states this transfer IS EXEMPT FROM THE ILLINOIS PLAT ACT 1786 (LCB 200) BECAUSE OF THE FOLLOWING:

- ☒ NOT A DIVISION OF LAND - PARCEL BOUNDARIES REMAIN UNCHANGED (The Recorder will proceed with recording the deed and no further questions apply. County Plat Officer signature is NOT required. Please sign below and have notarized)
- ☐ A DIVISION OF LAND THAT MEETS ONE OF THE FOLLOWING EXCEPTIONS -- APPROVAL BY COUNTY PLAT OFFICER (OR DESIGNEE) IS REQUIRED ALONG WITH APPLICABLE FEE PRIOR TO RECORDING:
- ☐ 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.
 - ☐ 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.
 - ☐ The sale or exchange of parcels of land between owners of adjoining and contiguous land.
 - ☐ The conveyance of parcels of land or interest 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.
 - ☐ The conveyance 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.
 - ☐ Conveyances made to correct descriptions in prior conveyances.
 - ☐ The sale or exchange 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, 1889 and not involving any new streets or easements of access.
 - ☐ The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered 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.
 - ☐ The preparation of a plat for wind energy devices under section 10-020 of the Property Tax Code.
 - ☐ Division meets criteria for agricultural exemption

I swear to the best of my knowledge that the statements contained herein are true and correct. Grantor/Grantor's Attorney further states that this affidavit for the purpose of indicating to THE RECORDER OF DEEDS OF FULTON COUNTY, ILLINOIS, that the conveyance by the attached instrument is within, and in compliance with, the provisions of the Illinois Plat Act.

Name: Robert Lee Noel Signature: Robert Lee Noel Date: 9/20/2024
Name: Nancy Lee Noel Signature: Nancy Lee Noel Date: 9/20/2024

Subscribed and sworn to before me this 20 day of September, 2024



Cori G. Martin
Notary Public

Approval for State Plat Act: ☐ Survey Subdivision under zoning Code Purpose:

SURVEY REQUIRED FOR RECORDING: Yes ☐ No ☐

Fulton County Plat Officer/designee: _____ Date: _____

(NOTE: County Plat Officer signature required for properties only in the UNINCORPORATED areas of Fulton County)