

WARRANTY DEED

THIS INDENTURE WITNESSETH, That the Grantors, Fred Christ and Sharon Kay Christ, husband and wife, each in his and her own individual right and each as the spouse of the other, of the Town of Pittsfield, in the County of Pike and State of Illinois, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Burdette Brosie and Carolyn Brosie, husband and wife, not as tenants in common, but as joint tenants with the right of survivorship of the City of Pittsfield, County of Pike and State of Illinois, the following described real estate, to-wit:

A tract of land lying the East one-half of the Southeast Quarter of Section 26, Township 5 South, Range 4 West, Pittsfield Township, Pike County, Illinois and being more fully described as follows:

Beginning at the Northwest corner of the east one-half of the Southeast Quarter of the aforementioned Section 26; thence north 88 degrees 28 minutes and 01 seconds east along the north line of said east one-half 1354.69 feet to the Northeast corner of said east one-half; thence south 00 degrees and 00 minutes east along the east line of said east one-half 738.28 feet; thence south 00 degrees 28 minutes and 01 seconds west parallel with the north line of the east one-half of the Southeast Quarter 1341.98 feet to a point on the west line of said east one-half; thence north 00 degrees 59 minutes and 12 seconds west along said west line 738.05 feet to the point of beginning containing 22.84 acres, more or less, along with the right of ingress and egress over a 20 foot wide strip of land being 10 feet each side of the following described line;

From a point marking the Southeast Corner of Section 26 run South 88 degrees 21 minutes and 37 seconds west along the South line of said Section 26 a distance of 432.27 feet to the true point of beginning of said 20 foot wide roadway; thence north 04 degrees 38 minutes and 23 seconds west 100.27 feet; thence North 27 degrees 34 minutes and 48 seconds west 666.03 feet; thence north 22 degrees 31 minutes and 43 seconds west 521.05 feet; thence north 00 degrees 59 minutes and 12 seconds west 725.49 feet to the point of termination of said roadway as per survey of Marvin J. Likes, Registered Land Surveyor, #35-2150 Illinois, In January of 1979.

Grantors hereby reserve, however, the right to use said easement strip for themselves and for all other persons authorized by grantors; said easement is not to be fence and grantors are to maintain that part of said road on said easement property from the public road to the Southeast corner of the 6.2 acre tract of ground on the West side of the South one-half of the East one-half of the Southeast corner of Section 26, Township 5 South, Range 4 West of the Fourth Principal Meridian, Pike County, Illinois, as shown in a plat recorded in the Recorder's Office of Pike County, Illinois in Surveyor's Record 11 at Page 135. All maintenance shall be done in a reasonable and proper manner. It is understood by the parties hereto that the easement given by grantors to grantees is not exclusive in any way, situated in the County of Pike, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State.

This conveyance is made subject to the lien of the taxes for the year 1979, due and payable in 1980, which the grantees herein assume and agree to pay.

This conveyance is subject to the tenant rights of Ator Turkey Farm. Grantors are to receive the crop payment for the year 1979 and the grantees are to receive the crop payments for 1979, 1980 and 1981.

Dated this 22 day of February, A.D., 1979.

Name & Address of Grantees:
Burdette & Carolyn Brosie
705 North Memorial Street
Pittsfield, IL 62363

Fred Christ (SEAL)
Fred Christ

Sharon Kay Christ (SEAL)
Sharon Kay Christ

WILLIAM
FMS

3M
COPY

Drawer

2

Card

8429

Modified DR/BK

CD/PG

STATE OF ILLINOIS)
COUNTY OF PIKE) S

I, Marian Lowry, a Notary Public in and for said County and State aforesaid, do hereby certify that Fred Ghrist and Sharon Kay Ghrist, husband and wife, each in his and her own individual right and each as the spouse of the other, 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, sealed 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 22nd day of February, A.D., 1979.

(SEAL)

Marian Lowry
Notary Public

My commission expires 1/1/82.

INDEXED

STATE OF ILLINOIS)
COUNTY OF PIKE) S. 79-589

I hereby certify that this instrument was filed for record in the Recorder's Office of Pike County aforesaid, on the 6th day of March, A.D., 1979 at the hour of 2:35 o'clock P.M. and was recorded in Drawer 2 or Deed Card 8429.

Carrol K. Hoover Recorder
Carrol K. Hoover
Patricia Carnes Deputy

Consideration less than \$500

This deed prepared by:
Albert W. Schimmel
Attorney at Law
100 N. Memorial Street
Pittsfield, IL 62363
(217)-285-2510

DI M

3M