**Prepared By: Max L. Tedford Weber, Tedford, Heap & Ayres, P.C.**

RECORDER'S DATA ONLY

**122 S. Van Buren Street**

**P.O. Box 7 Newton, IL 62448 (618) 783-8471** **newton@wtha.law**

**WARRANTY DEED**

The Grantor, THE CITY OF NEWTON, ILLINOIS, a Municipal Corporation of 108

1. Van Buren St., Newton, Illinois, for and in consideration of One Dollar ($1.00) and other good and valuable consideration, in hand paid, conveys and warrants to Grantee,

 of , the following described real estate, to-wit:

(INSERT LEGAL DESCRIPTION)

SUBJECT TO AND RESERVING TO THE GRANTOR, THE CITY OF NEWTON, ILLINOIS THE POSSIBILITY OF REVERTER AS PROVIDED FOR IN THAT CERTAIN AGREEMENT TO PURCHASE BETWEEN GRANTOR AND GRANTEE DATED , 20 , WHICH AGREEMENT TO PURCHASE IS INCORPORATED HEREIN BY THIS REFERENCE.

Further subject to the following:

* 1. all taxes and special assessments payable after date of closing;
	2. zoning laws and ordinances of which there are no violations;
	3. restrictions, conditions and covenants of record;
	4. private, public and utility easements of record;
	5. roads, and rights of way of record;
	6. drainage ditches, feeders, laterals and underground tiles;
	7. all prior reservations, exceptions or conveyances of oil, gas, or other mineral title;
	8. existing leases and tenancies, if any;
	9. conditions, covenants, easements, restrictions and rights of way, if any, as set forth in the plat of Five Aprils Crossing Subdivision recorded on June 20, 2012 as Document No. 1469 in Book 234 at Page 1043-1050 in the office of the Recorder of Jasper County, Illinois;
	10. all of the terms, conditions and provisions of the above referenced AGREEMENT TO PURCHASE between Grantor and Grantee.

Situated in the County of Jasper in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this day of \_, 2018.

THE CITY OF NEWTON, ILLINOIS, a

Municipal Corporation

ATTEST:

MARK BOLANDER, Mayor

ROSETTA YORK, City Clerk

STATE OF ILLINOIS )

) SS:

COUNTY OF JASPER )

I, the undersigned, a Notary Public, in and for said county, in the state aforesaid, DO HEREBY CERTIFY that MARK BOLANDER, personally known to me to be Mayor of THE CITY OF NEWTON, ILLINOIS, a Municipal Corporation, and ROSETTA YORK, personally known to me to be the City Clerk of THE CITY OF NEWTON, ILLINOIS, a Municipal Corporation, and 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 as such Mayor and City Clerk they signed and delivered the said instrument as Mayor and City Clerk of THE CITY OF NEWTON, ILLINOIS, a Municipal Corporation, and caused the corporate seal of THE CITY OF NEWTON, ILLINOIS, a Municipal Corporation, to be affixed thereto, pursuant to the authority given by the City Council of THE CITY OF NEWTON, ILLINOIS, a Municipal Corporation as their free and voluntary act and as the free and voluntary act and deed of THE CITY OF NEWTON, ILLINOIS, a Municipal Corporation, for the uses and purposes therein set forth.

2018.

Given under my hand and notarial seal this day of ,

Notary Public

Mail Tax Statements To:

**DOCUMENTARY STAMP**

**EXEMPT UNDER PROVISIONS OF PARAGRAPH (b) SECTION 31-45, REAL ESTATE TRANSFER TAX LAW.**

**DATE BUYER, SELLER OR REPRESENTATIVE**