

**WARRANTY DEED
ILLINOIS STATUTORY**

MAIL TO:

DANNY LEE SHELTON
19971 STEVENS BRANCH ROAD
WEST FRANKFORT IL 62896

NAME & ADDRESS OF TAXPAYER:

DANNY LEE SHELTON
19971 STEVENS BRANCH ROAD
WEST FRANKFORT IL 62896

STATE OF ILLINOIS
County of Franklin
Document No. 2008-0460
Filed for record

JAN 24 2008
at 1:50 o'clock P M.
Fee paid \$ 31.00
RHSP Surcharge \$ 10.00
Russ Kroll
County Clerk & Recorder

THE GRANTOR, THREE ANGELS BROADCASTING NETWORK, INC., an Illinois Religious Not-for-Profit Corporation created and existing under and by virtue of the laws of the State of Illinois, for and in the consideration of **ONE DOLLAR** (\$1.00), and other good and valuable consideration, in hand paid, **GRANTS, SELLS, CONVEYS** and **WARRANTS TO: DANNY LEE SHELTON**, a married person, of the City of West Frankfort, County of Franklin, State of Illinois, all interest in the following described Real Estate situated in the County of Franklin, State of Illinois, to-wit:

PARCEL 1: THE SURFACE ONLY OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING AND RESERVING THE FOLLOWING PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER; THENCE RUNNING EAST ON THE SOUTH BOUNDARY OF SAID QUARTER-QUARTER A DISTANCE OF 217 FEET; THENCE RUNNING NORTH ON A LINE PARALLEL TO THE WEST BOUNDARY OF THE SAID QUARTER-QUARTER 401.47 FEET; THENCE RUNNING WEST ON A LINE PARALLEL TO THE SOUTH BOUNDARY OF SAID QUARTER-QUARTER 217 FEET; THENCE RUNNING SOUTH ON THE WEST BOUNDARY OF SAID QUARTER-QUARTER 401.47 FEET TO THE POINT OF BEGINNING; SUBJECT TO PRIOR RESERVATIONS, EXCEPTIONS OR CONVEYANCES OF THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE SAME, AND EXCEPTING AND RESERVING ALL THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE SAME AND THE RIGHT TO MINE AND REMOVE THE SAME, SITUATED IN FRANKLIN COUNTY, ILLINOIS.

PARCEL 2: THE SURFACE ONLY OF PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER, THENCE RUNNING EAST ON THE SOUTH BOUNDARY OF SAID QUARTER-QUARTER 1320

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FEET TO THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER; THENCE NORTH 330 FEET ALONG THE EAST BOUNDARY OF SAID QUARTER-QUARTER; THENCE WEST 1320 FEET ON A LINE PARALLEL TO THE SOUTH BOUNDARY OF SAID QUARTER-QUARTER TO THE WEST LINE OF SAID QUARTER-QUARTER; THENCE SOUTH 330 FEET ALONG THE WEST BOUNDARY OF SAID QUARTER-QUARTER TO THE POINT OF BEGINNING, SUBJECT TO PRIOR RESERVATIONS, EXCEPTIONS OR CONVEYANCES OF THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE SAME, AND EXCEPTING AND RESERVING ALL THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE SAME AND THE RIGHT TO MINE AND REMOVE THE SAME, SITUATED IN FRANKLIN COUNTY, ILLINOIS.

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

TITLE NOT EXAMINED BY PREPARER OF DEED AND NO OPINION OF TITLE REQUESTED.

Property address: 19971 Stevens Branch Rd, West Frankfort, IL 62896
Permanent Index No.: **Parcel 1:** All of 13-17-400-007 and part of 13-17-400-006; **Parcel 2:** Part of 13-17-400-001 and Part of 13-17-400-003.

D. MICHAEL RIVA, AS PREPARER OF THIS DEED, HAS MADE NO INVESTIGATION CONCERNING ANY POSSIBLE VIOLATIONS OF ANY ENVIRONMENTAL LAWS OR REGULATIONS INCLUDING, BUT NOT LIMITED TO, THE ILLINOIS RESPONSIBLE TRANSFER ACT; AND THE PARTIES OF THIS DEED, BY VIRTUE OF THEIR EXECUTION, DELIVERY AND/OR ACCEPTANCE, ACKNOWLEDGE THAT THEY HAVE READ THE FOREGOING AND ACKNOWLEDGE THAT D. MICHAEL RIVA, HAS NOT BEEN ASKED TO REPRESENT AND/OR ADVISE THEM IN ANY WAY CONCERNING SUCH LAWS AND REGULATIONS; AND FURTHER ACKNOWLEDGE THAT SHOULD THIS REAL ESTATE BE GOVERNED BY, OR SUBJECT TO, SUCH LAWS AND REGULATIONS, THAT SUCH COULD YIELD VERY SUBSTANTIAL DAMAGES AND PENALTIES TO THE PARTIES.

IN TESTIMONY WHEREOF, the said **THREE ANGELS BROADCASTING NETWORK, INC.**, an Illinois Religious Not-for-Profit Corporation, hath hereunto caused its corporate seal to be affixed, and these presents to be signed by its President, and attested by its Secretary this 22nd day of January, 2008. This deed is signed pursuant to authority and direction given in a corporate resolution dated September 13, 2007.

**THREE ANGELS BROADCASTING
NETWORK, INC.,
an Illinois Religious Not-for-Profit
Corporation**

By: 
JAMES GILLEY, President

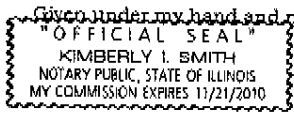
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ATTEST:

Mollie Steenson
MOLLIE STEENSON, Secretary

STATE OF ILLINOIS)
 Williamson) SS.
COUNTY OF FRANKLIN)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT JAMES GILLEY**, personally known to me to be the President of **THREE ANGELS BROADCASTING NETWORK, INC.**, an Illinois Religious Not-for-Profit Corporation, and **MOLLIE STEENSON**, personally known to me to be the Secretary of said Corporation, whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument of writing as President and Secretary of said Corporation and caused the corporate seal of said Corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said Corporation, as their free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.



Given under my hand and notarial seal this 22nd day of January, 2008.
Kimberly I. Smith
Notary Public

My commission expires on 11/21, 2010.

NAME & ADDRESS OF PREPARER:
D. MICHAEL RIVA, LTD.
D. MICHAEL RIVA, ATTORNEY
226 EAST MAIN STREET
WEST FRANKFORT IL 62896
618/937-2404

Exempt under provisions
of paragraph B
section 30 of the
real estate transfer tax act.
1-26-08 Kimberly I. Smith
date buyer, grantor or representative

**This conveyance must contain the name and address of the Grantee for tax billing purposes (55 ILCS 5/3-5020) and the name and address of the person preparing the instrument. (55 ILCS 5/3-5022)



PTAX-203 Illinois Real Estate Transfer Declaration

Please read the instructions before completing this form. This form can be completed electronically at tax.illinois.gov/retd.

Step 1: Identify the property and sale information.

1 19971 Stevens Branch Road
Street address of property (or B11 address, if available)
West Frankfort, IL 62896
City or village ZIP
Township CAVE

2 Write the total number of parcels to be transferred. 4

3 Write the parcel identifying numbers and lot sizes or acreage.
Parcel identifying number Lot size or acreage
a 13-17-400-007 36A
b Pt 13-17-400-006 2A
c Pt 13-17-400-01 2 10A Total 1/8A
d Pt 13-17-400-003 2

Write additional parcel identifiers and lot sizes or acreage in Step 3.

4 Date of instrument: 0 1 / 2 0 0 8
Month Year

5 Type of instrument (Mark with an "X"):
 Warranty deed
 Quit claim deed Executor deed Trustee deed
 Beneficial interest Other (specify):

6 Yes No Will the property be the buyer's principal residence?

7 Yes No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.
Current Intended (Mark only one item per column with an "X")

a Land/lot only
b Residence (single-family, condominium, townhome, or duplex)
c Mobile home residence
d Apartment building (8 units or less) No. of units: _____
e Apartment building (over 8 units) No. of units: _____
f Office
g Retail establishment
h Commercial building (specify): _____
i Industrial building
j Farm
k Other (specify): _____

Do not write in this area. County Recorder's Office use.

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9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change.
Date of significant change: _____ / _____ / _____
Month Year

(Mark with an "X")
 Demolition/damage Additions Major remodeling
 New construction Other (specify): _____

10 Identify only the items that apply to this sale. (Mark with an "X")

a Fulfillment of installment contract — year contract initiated: _____
b Sale between related individuals or corporate affiliates
c Transfer of less than 100 percent interest
d Court-ordered sale
e Sale in lieu of foreclosure
f Condemnation
g Auction sale
h Seller/buyer is a relocation company
i Seller/buyer is a financial institution or government agency
j Buyer is a real estate investment trust
k Buyer is a pension fund
l Buyer is an adjacent property owner
m Buyer is exercising an option to purchase
n Trade of property (simultaneous)
o Sale-leaseback
p Other (specify): _____
q Homestead exemptions on most recent tax bill:
1 General/Alternative \$ _____
2 Senior Citizens \$ _____
3 Senior Citizens Assessment Freeze \$ _____

Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

| | | | |
|--|-----|----|---|
| 11 Full actual consideration | 11 | \$ | <u>96,000.00</u> |
| 12a Amount of personal property included in the purchase | 12a | \$ | <u>0.</u> |
| 12b Was the value of a mobile home included on Line 12a? | 12b | | <u>Yes</u> <input checked="" type="checkbox"/> <u>No</u> <input type="checkbox"/> |
| 13 Subtract Line 12a from Line 11. This is the net consideration for real property. | 13 | \$ | <u>96,000.00</u> |
| 14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11 | 14 | \$ | <u>0.</u> |
| 15 Outstanding mortgage amount to which the transferred real property remains subject | 15 | \$ | <u>0.</u> |
| 16 If this transfer is exempt, use an "X" to identify the provision. | 16 | | <input checked="" type="checkbox"/> b <input type="checkbox"/> k <input type="checkbox"/> m |
| 17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax. | 17 | \$ | <u>96,000.</u> |
| 18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62). | 18 | | <u>192.</u> |
| 19 Illinois tax stamps — multiply Line 18 by 0.50. | 19 | \$ | <u>96.</u> |
| 20 County tax stamps — multiply Line 18 by 0.25 | 20 | \$ | <u>48.</u> |
| 21 Add Lines 19 and 20. This is the total amount of transfer tax due. | 21 | \$ | <u>144.</u> |

Step 3: Write the legal description from the deed. Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional parcel identifiers and lots sizes or acreage from Step 1, Line 3.

See attached legal description

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Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a limited liability partnership to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller Information (Please print.)

Three Angels Broadcasting Network, Inc.

Seller's or trustee's name: Three Angels Broadcasting Network, Inc. Seller's trust number (if applicable - not an SSN or FEIN):

0 Box 220, West Frankfort IL 62896

Street address (other than city, state, and ZIP): 0 Box 220, West Frankfort IL 62896 City: State: ZIP:

Three Angels Broadcasting Network by Michael Riva

Seller's or agent's signature: (618) (627-4651) City: State: ZIP: Seller's daytime phone:

Buyer Information (Please print.)

Danny L. Shelton

Buyer's or trustee's name: Danny L. Shelton Buyer's trust number (if applicable - not an SSN or FEIN):

19971 Stevens Branch Rd., West Frankfort, IL 62896

Street address (other than city, state, and ZIP): 19971 Stevens Branch Rd., West Frankfort, IL 62896 City: State: ZIP:

Danny L. Shelton

Buyer's or agent's signature: (618) (937-2404) City: State: ZIP: Buyer's daytime phone:

Mail tax bill to:

DANNY L. SHELTON, 19971 STEVENS BRANCH RD WEST FRANKFORT IL 62896

Preparer Information (Please print.)

D. MICHAEL RIVA, LTD.

Preparer's and company's name: D. MICHAEL RIVA, LTD. Preparer's file number (if applicable):

226 EAST MAIN STREET, WEST FRANKFORT IL 62896

Street address: 226 EAST MAIN STREET, WEST FRANKFORT IL 62896 City: State: ZIP:

D. Michael Riva

Preparer's signature: (618) (937-2404) City: State: ZIP: Preparer's daytime phone:

Preparer's e-mail address (if available):

Identify any required documents submitted with this form. (Mark with an "X") Extended legal description Form PTAX-203-A Itemized list of personal property Form PTAX-203-B

| | | | |
|--|-----------------------------|--|-------------------------|
| To be completed by the Chief County Assessment Officer | | 3 Year prior to sale _____ | |
| 1 County: _____ | Township: _____ | 4 Does the sale involve a mobile home assessed as real estate? Yes <input type="checkbox"/> No <input type="checkbox"/> | 5 Comments _____ |
| 2 Board of Review's final assessed value for the assessment year prior to the year of sale: _____ | Code 1: _____ Code 2: _____ | | |
| Land _____ | Buildings _____ | | |
| Total _____ | | | |
| Illinois Department of Revenue Use | | Tab number _____ | |