

CORPORATE WARRANTY DEED

2140

BOOK 265 PAGE 355

THIS INDENTURE WITNESSETH, That INVESTORS REALTY CORPORATION ("Grantor"), a corporation organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS to NORMAN PADDACK and VICTORIA L. PADDACK, husband and wife of Hamilton County, in the State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Hamilton County, in the State of Indiana:

This Instrument Recorded April 27 19 73
JUNE M. HEDGES, RECORDER HAMILTON COUNTY, IND.

Part of the Southeast Quarter of the Southeast Quarter of Section 25, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

Beginning at the intersection of the South line of the Southeast Quarter of the Southeast Quarter of Section 25, Township 19 North, Range 3 East and the centerline of U.S. Highway #31, which is 572.17 feet South 89 degrees 21 minutes 04 seconds West (assumed bearing) from the Southeast corner of said Quarter Quarter; thence South 89 degrees 21 minutes 04 seconds West on and along said South line 96.72 feet to the Westerly right-of-way line of said U.S. Highway #31, said point being on a non-tangent curve to the left, the radius point of which bears North 64 degrees 32 minutes 18 seconds West 5642.58 feet from said point; thence Northeasterly on and along said curve in said right-of-way 202.82 feet to a point which is South 66 degrees 35 minutes 47 seconds East from said radius point; thence South 89 degrees 21 minutes 04 seconds West parallel with said South line 278.61 feet; thence South 00 degrees 05 minutes 34 seconds East parallel with the West line of the Southeast Quarter of said Southeast Quarter 183.70 feet to the South line thereof; thence South 89 degrees 21 minutes 04 seconds West on and along said South line 456.94 feet to the West line of said Quarter Quarter; thence North 00 degrees 05 minutes 34 seconds West on and along said West line 452.00 feet; thence North 87 degrees 49 minutes 20 seconds East 457.22 feet; thence South 00 degrees 05 minutes 34 seconds East parallel with said West line 9.70 feet; thence South 84 degrees 23 minutes 31 seconds East 100.50 feet; thence South 50 degrees 34 minutes 02 seconds East 196.14 feet; thence South 62 degrees 32 minutes 51 seconds East 164.73 feet to the centerline of U.S. Highway #31, said point being on a nontangent curve to the right, the radius point of which bears North 67 degrees 35 minutes 37 seconds West 5729.58 feet from said point; thence Southwesterly on an along said centerline and curve 263.11 feet to the place of beginning containing 6.81 acres, more or less.

Subject, however, to an access easement thirty (30) feet in width by parallel lines to be used as an easement for ingress and egress over and across the above described

This document referred
to in Document No.

9600912 Rec 1-8-96

REF

265 # 355

Assign of Rents

NOTED RECORDED FOR REFERENCE
27 April 1973
J. Melvin J. Sautter
Hamilton County

tract, the centerline of which is more particularly described as follows:

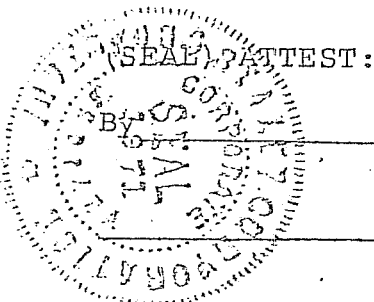
Beginning at the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 25, Township 19 North, Range 3 East; thence South 89 degrees 21 minutes 04 seconds West (assumed bearing) on and along the South line thereof 572.17 feet to a point on the centerline of U.S. Highway #31 and a curve to the left, the radius point of which bears 5729.58 feet North 64 degrees 57 minutes 45 seconds West of said point; thence North-easterly on and along centerline and curve 263.11 feet to a point which bears 5729.58 feet South 67 degrees 35 minutes 37 seconds East of the radius point of said curve and the True Beginning Point of this Description; thence North 62 degrees 32 minutes 51 seconds West 164.73 feet; thence North 50 degrees 34 minutes 02 seconds West 196.14 feet; thence North 84 degrees 23 minutes 31 seconds West 138.89 feet; thence North 61 degrees 14 minutes 11 seconds West 8.76 feet to a point on the North line of the above described tract which bears North 87 degrees 49 minutes 20 seconds East 411.63 feet of a point on the West line of said Quarter Quarter, which is 452.00 feet North 00 degrees 05 minutes 34 seconds West of the Southwest corner thereof and the end of the within described centerline.

Also subject to the reservation in Betty Koss and granting to Delores Farley a personal and non-assignable right to go on and upon and over the land herein conveyed to a fishing lake thereon and fish therein and around to a distance of thirty (30) feet from the banks thereof or to the property line of the land herein conveyed, whichever is the lesser.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 26 day of April, 1973.

Investors Realty Corporation



By Myron H. Budnick
Myron H. Budnick, President

STATE OF INDIANA)
) SS.:
COUNTY OF MARION)

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Before me, a Notary Public in and for said County and State, personally appeared Myron H. Budnick and _____, the _____, respectively of Investors Realty Corporation, who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 26 day of April, 1973.



Mary Jean Wallenwacker
MARY JEAN WALLENWACKER
Notary Public

My Commission Expires:

February 4 1976

This Instrument Recorded April 27 1973
JUNE M. HEDGES, RECORDER HAMILTON COUNTY, IND.

RECEIVED FOR RECORD
AT 1:30 O'CLOCK P. M.

APR 27 1973

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June M. Hedges
RECORDER HAMILTON COUNTY INDIANA

To the best of my knowledge and belief the above named taxpayer has paid all poll and personal taxes assessed against him in Hamilton County, including all delinquent personal property and poll tax, due to and including the installment of tax covered by this receipt.

Phyllis B. Davis

TREASURER HAMILTON COUNTY

Indiana Gross Income Tax on
- Sale of Real Estate

Paid by

Investors Realty Corp.
Grantor

Date Paid

4-27-73

Amount Paid \$

570.00

Treasurer Receipt # 298526
Hamilton County

This instrument was prepared by Myron H. Budnick, attorney at law.