

ENTERED FOR TAXATION
Subject to final acceptance for Transfer
EXEMPT FROM DISCLOSURE FEE

JAN 23 2019


VIGO COUNTY AUDITOR

2019001038 WD \$25.00
01/23/2019 02:22:41P 3 PGS
Stacey Todd
VIGO County Recorder IN
Recorded as Presented



WARRANTY DEED

THIS INDENTURE WITNESSETH, that Melvin P. Jones and Loretta M. Jones, husband and wife, of Vigo County, CONVEY AND WARRANT to Roger J. Sturgeon and Kathy L. Sturgeon, husband and wife, of Vigo County, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Vigo County in the State of Indiana, to-wit:

Part of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Three (3), Township Ten (10) North, Range Eight (8) West, Second Principal Meridian (2nd P.M.), Pierson Township, Vigo County, Indiana. Also being a portion of two tracts of real estate owned by Melvin P. Jones and Loretta M. Jones, husband and wife, as described in Instruments 2015004543 and 2016000088 as found in the records of the Office of the Recorder of Vigo County, Indiana. More particularly described as follows, to-wit:

Commencing at a stone in a pot at the Southeast Corner of the Southeast Quarter (SE $\frac{1}{4}$) of Section Three (3), Township Ten (10) North, Range Eight (8) West, 2nd P.M. Thence North Eighty-nine degrees Twenty-eight minutes Thirty-six seconds West (N 89°28'36"W — Bearings based upon GPS observations utilizing the INCORS Network – Indiana West Zone 1302) on the South line of the Southeast Quarter (SE $\frac{1}{4}$) of said section, Two Thousand Three Hundred Fifty-four and Fifty-nine Hundredths (2,354.59) feet to the point of beginning of this description (found 5/8" iron pin 25 feet North and 6.32 feet East). Thence continuing North Eighty-nine degrees Twenty-eight minutes Thirty-six seconds West (N 89°28'36"W), Two Hundred Seventy-two and Sixty-one hundredths (272.61) feet to a brass Disk in a pot at the South Quarter (S $\frac{1}{4}$) corner of said section; thence North Eighty-nine degrees Twenty-nine minutes Seven seconds West (N

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89°29'07"W) on the South line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of said section, One Hundred Ninety-eight and Zero hundredths (198.00) feet to the Southeast corner of a certain tract of land owned by Nathan B. and Barbara Edwards, husband and wife, as described in Deed Record 443, Page 2614 of the records of the Office of the Recorder of Vigo County, Indiana; thence North Zero degrees Twenty-eight minutes Fifty-two seconds East (N 00°28'52"E) on the East line of said Edwards tract, Five Hundred Sixty-four and Fifty-four hundredths (564.54) feet to a 5/8" iron pin with a plastic cap engraved "PLS 00094"; thence South Eighty-nine degrees Thirty minutes Thirty-two seconds East (S 89°30'32"E), Four Hundred Seventy-one and Four Hundredths (471.04) feet to a point (5/8" iron pin with a "Charlie Fox" Cap 6.32 feet East); thence South Zero degrees Thirty-one minutes Thirty seconds West (S 00°31:30"W) a distance of Five Hundred Sixty-four and Seventy-eight hundredths (564.78) feet, more or less to the point of beginning. Containing 6.09 acres, more or less.

Subject to any rights-of-way, easements, leases, restrictions, reservations, covenants, rights of persons in possession, outstanding mineral interests, land use restrictions imposed by governmental authorities, and all other matters of record, if any there be.

IN WITNESS WHEREOF, the said Grantors above named Melvin P. Jones and Loretta M. Jones, have hereunto set their hands and seals this 31st day of December, 2018.


Melvin P. Jones

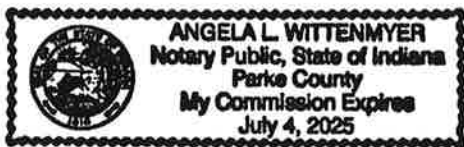

Loretta M. Jones

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

Before me, the undersigned, a Notary Public, in and for said County and State, this 31 day of December, 2018, personally appeared the within named Melvin P. Jones and Loretta M. Jones, Grantors in the above conveyance, and acknowledged the execution of the same to be their voluntary act.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission expires:



Angela L. Wittenmyer
Notary Public
Resident of Parke County, Indiana

I affirm under the penalties for perjury, that I have taken reasonable care to redact Social Security number in this document, unless required by law.

Timothy R. Hayes

Mail deed and tax duplicates to: Roger & Kathy Sturgeon
 3450 South Beddow Street
 Terre Haute, IN 47802

This instrument prepared by: Timothy R. Hayes Attorney at Law, 118 North 3rd Street, Terre Haute, Indiana 47807, Phone (812) 234-7500, Fax (812) 917-4334, tim@timhayeslaw.com