



201900001262
GREENE COUNTY, INDIANA
SARAH J. BENDER
04/09/2019 12:21:18 PM
WARR DEED \$ 25.00
PAGES: 3

WARRANTY DEED

THIS INDENTURE WITNESSETH that **First Robinson Savings Bank, N.A.**, an Illinois financial institution, (the "Grantor"), conveys and warrants to **Eric A. Siepman and Tammy J. Siepman, as joint tenants with the right of survivorship and not as tenants in common**, (the "Grantees"), of Clay County, Indiana, for and in consideration of \$10.00 and other valuable considerations, the receipt and sufficiency whereof hereby are acknowledged, the following described real estate in Greene County, in the State of Indiana, to-wit:

Lots 3 and 4 in Richland's First Addition to the Town (now City) of Jasonville, Greene County, Indiana, the plat of which is recorded in Plat Book 3, page 56, in the office of the Recorder of Greene County, Indiana. Excepting therefrom a part of Lots 3 and 4 described as follows, to-wit: Beginning at the northwest corner of said Lot 4; thence easterly 120 feet along the south boundary of State Road 48 to the east line of said Lot 3; thence southerly 14.97 feet along said east line; thence northwesterly 101.13 feet along an arc to the right and having a radius of 1607.61 feet and subtended by a long chord having a bearing of north 85 degrees 49 minutes 35 seconds west and a length of 101.11 feet; thence south 35 degrees 28 minutes 47 seconds west 34.37 feet to the east boundary of Kentucky Street; thence northerly 39.80 feet along said east boundary to the point of beginning, containing 1855 square feet, more or less.

Also, Lot 15 in Richland's First Addition to the Town (now City) of Jasonville, Greene County, Indiana, the plat of which is recorded in Plat Book 3, page 56, in the office of the Recorder of Greene County, Indiana.

Excepting matters set forth in a certain Resolution for the Closing of Alley by the City Council of Jasonville, Indiana, as shown by instrument dated May 9, 1988, and recorded May 11, 1988, in Miscellaneous Record 78, page 443 in the office of the Recorder of Greene County, Indiana, but conveying without warranty all of the Grantor's interest in real estate described therein.

**DULY ENTERED
FOR TAXATION**

APR 08 2019

Martin W. Boh
AUDITOR GREENE COUNTY

Subject to covenants, conditions, and restrictions set forth in a certain deed dated May 31, 1988, and recorded June 2, 1988, in Deed Record 260, page 204, in the office of the Recorder of Greene County, Indiana.

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

Memoranda

1. The Grantor has paid to the Grantees an amount equal to the real estate taxes and assessments that are a lien upon the real estate to the date of delivery of this deed. Therefore, the Grantees shall pay all real estate taxes and assessments due and payable after this date. If the tax rate and/or assessment for taxes assessed in the current year have not been determined as of the date of this deed, the rate and/or assessment shall be assumed to be the same as the prior year for the purpose of such proration and neither party shall have the duty to reimburse the other party if such rate or assessment is not accurate.

2. The Grantor acquired title to the above described real estate by Sheriff's Deed dated October 8, 2018, and recorded October 16, 2018, as Instrument No. 201800004141, and Corporate Warranty Deed dated January 18, 2019, and recorded February 1, 2018, as Instrument No. 201900000345, both in the office of the Recorder of Greene County, Indiana. The parcel numbers on the date of this transfer are 28-05-05-442-023.000-023 and 28-05-05-442-022.000-023.

3. The Grantor warrants only as against its own acts and against claims and demands of all persons claiming by, through, or under it, but not otherwise.

4. The person executing this instrument on behalf of the Grantor represents and certifies that he/she has been duly authorized to do so by the governing body of the Grantor and that he/she duly is empowered to bind the Grantor according to the tenor of this instrument.

IN WITNESS WHEREOF, First Robinson Savings Bank, N.A. has caused this instrument to be executed by its duly authorized officer on this 29th day of March, 2019.

First Robinson Savings Bank, N.A.

By: Mark Hill
Printed: Mark Hill
Position: Vice President

STATE OF ILLINOIS)

COUNTY OF Crawford) SS:

Before me, a Notary Public in and for said County and State, this 29 day of March, 2019, personally appeared Mark Hill as Vice President of First Robinson Savings Bank, N.A., who swore, under the penalties of perjury, that the foregoing representations are true and who acknowledged the execution of this conveyance to be his or her free and voluntary act and deed on behalf of First Robinson Savings Bank, N.A.

OFFICIAL SEAL

WESLEY A VEACH

Notary Public, State of Illinois

My Commission Expires November 28, 2022

11/28/22

Wesley A Veach
Notary Public

Printed: Wesley A Veach

County of Residence: Crawford

Please mail tax statements to Mr. Eric A. Siepmann, who is a Grantee, at 816 W. Main Street, Jasonville, TN 47438.
The property address is 816 West Main Street, Jasonville, Indiana 47438

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

This Warranty Deed was prepared by John Rowe, Attorney at Law, of THE ROWE LAW FIRM, LLC, 1418 N 1000 W, Linton, Indiana 47441.