

WARRANTY DEED

THIS INDENTURE WITNESSETH, that **New Edon Investments LLC, an Indiana limited liability company, Susan D. Brattain**, of Vigo County, State of Indiana, and **Bartley F. Day**, of Multnomah County, State of Oregon, as tenants in common, CONVEY AND WARRANT to **John B. Walker**, of Vigo County, State of Indiana, for and in consideration of One Dollar, and other valuable consideration, the receipt whereof is hereby acknowledged, all of their right, title and interest in and to the following described real estate in Vigo County, in the State of Indiana, to-wit:

All that part of the South half (S½) of the South East Quarter (SE¼) of Section Thirty-five (35), Township Twelve (12) North of Range Nine (9) West, lying East of the Right of Way of the Chicago, Terre Haute and Southeastern Railroad, formerly the Southern Indiana Rail Road, except that part thereof conveyed to the Board of Commissioners of the County of Vigo as shown by Deed Record 221, page 556, records of Recorder's Office of Vigo County, Indiana.

Also except, Commencing at a point 160.2 feet West of the Southeast corner of Section Thirty-five (35), Township Twelve (12) North, Range Nine (9) West, thence to the right at an angle of Ninety-one (91) degrees Thirty-three (33) minutes a distance of 321.4 feet, thence to the left with an inside angle of One Hundred Fifteen (115) degrees Eleven (11) minutes a distance of 176.9 feet, thence to the left with an inside angle of Sixty-four (64) degrees Forty-nine (49) minutes a distance of Four Hundred Two (402) feet to the South line of Section Thirty-five (35), thence to the left with an inside angle of Eighty-eight (88) degrees Twenty-seven (27) minutes a distance of One Hundred Sixty (160) feet to the place of beginning, containing 1.3 acres more or less.

Also except that part conveyed to Anna E. Cochran and Euwell Cochran, husband and wife, Lee Eldon Dillion and Bobby Joe Dillion, as shown by Deed Record 293 at page 491;

Also except that part conveyed to Forrest Eugene Thompson and Doreatha Pearl Thompson, husband and wife, as shown by Deed Record 299, page 27;

Also except that part conveyed to John W. Haley and Mary Alice Haley, husband and wife, as shown by Deed Record 315, page 163;

Also except that part conveyed to Sam Adams and Sibyl Adams, husband and wife, as shown by Deed Record 319, page 414;

Also except that part conveyed to Jackie Reece and Barbara Reece, husband and wife, as shown by Deed Record 326, page 683, of the records of the Recorder's Office of Vigo County, Indiana.

Also except that part conveyed to the City of Terre Haute, Indiana, for the use and benefit of the Sanitary District of the City of Terre Haute, by Deed of Easement and Right of Way, as shown by Deed Record 361, page 457, of the records of the Recorder's Office of Vigo County, Indiana.

Also except that part conveyed to the City of Terre Haute, Indiana, for the use and benefit of the Sanitary District of the City of Terre Haute, by Deed of Easement and Right of Way, as shown by Deed Record 369, page 573, of the records of the Recorder's Office of Vigo County, Indiana.

SUBJECT to all rights and interests shown by Location Control Route Survey Plat by John N. Hood LS#20200017, dated December 13, 2013, and recorded December 13, 2013, at Instrument Number 2013015884.

SUBJECT ALSO to rights of existing tenant for crops.

SUBJECT ALSO to all real estate taxes and assessments prorated to the date of this Deed.

SUBJECT ALSO to all easements, restrictions and rights of way of record.

Grantor New Edon Investments LLC represents it is a single member/manager Indiana limited liability company.

Parcel No. 84-06-35-477-001.000-002

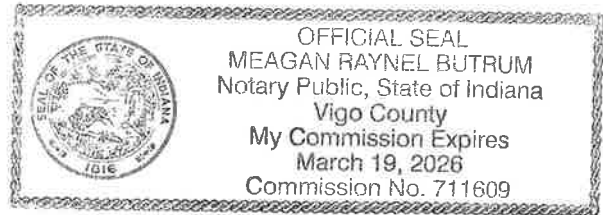
Commonly known as 3100 East Margaret Dr. (vacant) Terre Haute, Indiana 47802.

24<sup>th</sup> IN WITNESS WHEREOF, the said Grantor aforesaid has caused this deed to be executed this day of February, 2021.

NEW EDON INVESTMENTS LLC

By: Allen D. Varner  
Allen D. Varner, its member/manager

EXECUTED in my presence:  
Jessica Niebrugga  
Witness to Signature  
Jessica Niebrugga  
Printed Name of Witness



STATE OF INDIANA, COUNTY OF VIGO) SS:

Before me, a Notary Public in and for said County and State, personally appeared Allen D. Varner, the member/manager of New Edon Investments LLC, and who acknowledged execution of the foregoing Deed to be his voluntary act and deed and stated that the representations therein contained are true as he verily believes.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this 24<sup>th</sup> day of February, 2021.

My County of Residence:

Meagan Raynel Butrum  
Notary Public

My Commission Expires:

Meagan Raynel Butrum  
(Printed Name of Notary Public)

CERTIFICATE OF PROOF

STATE OF INDIANA, COUNTY OF VIGO) SS:

Before me, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_, being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed by Allen D. Varner, the member/manager of New Edon Investments LLC, whose identity was first verified by said subscribing witness, and who executed the same in the presence of the above-named subscribing witness and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the real estate that is the subject of the transaction.

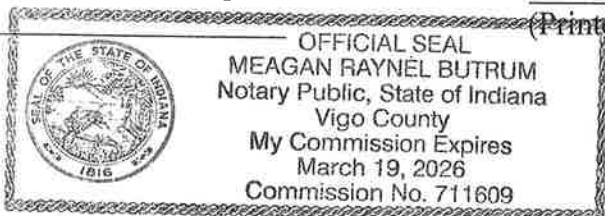
WITNESS my hand and Notarial Seal this 24<sup>th</sup> day of February, 2021.

My County of Residence:

Meagan Raynel Butrum  
Notary Public

My Commission Expires:

Meagan Raynel Butrum  
(Printed Name of Notary Public)



IN WITNESS WHEREOF, the said Grantor aforesaid has caused this deed to be executed this 24<sup>th</sup> day of February, 2021.

Susan D Brattain  
Susan D. Brattain

EXECUTED in my presence:  
Jessica Niebrugga  
Witness to Signature  
Jessica Niebrugga  
Printed Name of Witness



STATE OF INDIANA, COUNTY OF VIGO) SS:

Before me, a Notary Public in and for said County and State, personally appeared Susan D. Brattain and who acknowledged execution of the foregoing Deed to be her voluntary act and deed and stated that the representations therein contained are true as she verily believes.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this 24<sup>th</sup> day of February, 2021.

My County of Residence:  
\_\_\_\_\_  
My Commission Expires:  
\_\_\_\_\_

Meagan Raynel Butrum  
Notary Public  
Meagan Raynel Butrum  
(Printed Name of Notary Public)

CERTIFICATE OF PROOF

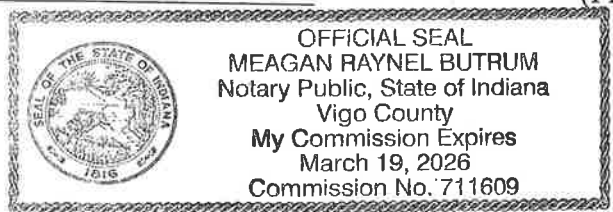
STATE OF INDIANA, COUNTY OF VIGO) SS:

Before me, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_, being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed by Susan D. Brattain, whose identity was first verified by said subscribing witness, and who executed the same in the presence of the above-named subscribing witness and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the real estate that is the subject of the transaction.

WITNESS my hand and Notarial Seal this 24<sup>th</sup> day of February, 2021.

My County of Residence:  
\_\_\_\_\_  
My Commission Expires:  
\_\_\_\_\_

Meagan Raynel Butrum  
Notary Public  
Meagan Raynel Butrum  
(Printed Name of Notary Public)



IN WITNESS WHEREOF, the said Grantor aforesaid has caused this deed to be executed this \_\_\_\_\_ day of February 19, 2021.

Bartley F. Day  
Bartley F. Day

EXECUTED in my presence:

Diana Gorman  
Witness to Signature  
Diana Gorman  
Printed Name of Witness

STATE OF OREGON, COUNTY OF MULTNOMAH) SS:

Before me, a Notary Public in and for said County and State, personally appeared Bartley F. Day and who acknowledged execution of the foregoing Deed to be his voluntary act and deed and stated that the representations therein contained are true as he verily believes.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this 19<sup>th</sup> day of FEBRUARY, 2021.

My County of Residence:  
MULTNOMAH  
My Commission Expires:  
10/09/2021

Justin Owen Bull  
Notary Public  
Justin Owen Bull  
(Printed Name of Notary Public)

CERTIFICATE OF PROOF



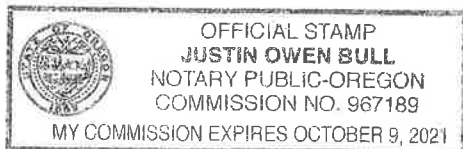
STATE OF OREGON, COUNTY OF MULTNOMAH) SS:

Before me, a Notary Public in and for said County and State, personally appeared DIANA GORMAN, being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed by Bartley F. Day, whose identity was first verified by said subscribing witness, and who executed the same in the presence of the above-named subscribing witness and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the real estate that is the subject of the transaction.

WITNESS my hand and Notarial Seal this 19<sup>th</sup> day of FEBRUARY, 2021.

My County of Residence:  
MULTNOMAH  
My Commission Expires:  
10/09/2021

Justin Owen Bull  
Notary Public  
Justin Owen Bull  
(Printed Name of Notary Public)



Mail Tax Statements To: 924 S. Thorpe Pl. West Terre Haute, IN 47885

This instrument prepared by George A. Brattain, 322 South 6th Street, Terre Haute, IN

**I affirm, under penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.**

Megan Ruppel Bittner  
Signature