

DULY ENTERED
FOR TAXATION

Apr 25 2017

Jan Bauman
AUDITOR DeKALB COUNTY

eRECORDING
201702070
04/26/2017 AT 8:45:23 AM
RECORDER OF DEKALB CO, IN
KATIE FIRESTONE
FEE AMOUNT: 22.00
PAGES: 4

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, that **Erie-Haven, Inc.**, an Indiana corporation, a/k/a Erie Haven, Inc. ("**Grantor**"), QUITCLAIMS to **Irving Materials, Inc.**, an Indiana corporation ("**Grantee**"), for no monetary consideration, all of its interest in the real estate in DeKalb County, in the State of Indiana, more particularly described on Exhibit A attached hereto and incorporated herein.

Pursuant to IND. CODE § 6-1.1-5.5, a Sales Disclosure Form is not required due to no valuable consideration.

Subject to all taxes, easements, limitations, and restrictions of record.

[Signature page follows.]

METROPOLITAN TITLE OF IN
9604 COLDWATER ROAD
SUITE 105
FORT WAYNE IN 46825

98640
METRO

EXHIBIT A

Legal Description

Parts of Section 32, Township 34 North, Range 13 East, DeKalb County, Indiana, together with Lots Numbered 269, 270, 271, and 308, in the Original Plat of the Town, now City, of Auburn, DeKalb County, State of Indiana, also together with part of Lot Number 27 in Spangler's Out Lots to the Town, now City, of Auburn, DeKalb County, State of Indiana, all together being more particularly described as follows, to wit:

Beginning at the Northwest corner of said Lot Number 269, marked by a #5 rebar; thence North 87 degrees 22 minutes 06 seconds East (GPS Grid basis of bearings), on and along the North lines of said Lots Numbered 269, 271, and 308 being also the South right-of-way line of East Nineteenth Street, a distance of 280.50 feet to a #5 rebar at the Northeast corner of said Lot Number 308; thence North 02 degrees 27 minutes 26 seconds West, a distance of 33.00 feet to a survey nail on the centerline of East Nineteenth Street; thence North 87 degrees 22 minutes 06 seconds East, on and along said centerline, a distance of 83.50 feet to a railroad spike at the Northwest corner of a 0.71 acre tract described in a deed to Jeffery L. Seiss in Document Number 201700960 in the Office of the Recorder of DeKalb County, Indiana; thence South 02 degrees 27 minutes 26 seconds East, on and along the West line of said 0.71 acre tract and the Southerly projection thereof, a distance of 236.80 feet to a #5 rebar on the centerline of the former Detroit Eel River & Illinois Railroad; thence South 62 degrees 38 minutes 55 seconds West, on and along said centerline, a distance of 436.04 feet to a #5 rebar at the point of intersection of said Railroad centerline with the centerline of South Union Street; thence North 02 degrees 40 minutes 32 seconds West, on and along said South Union Street centerline, a distance of 116.60 feet to a #5 rebar at the point of intersection of said centerline with the North right-of-way line of the former Detroit Eel River & Illinois Railroad; thence North 87 degrees 09 minutes 05 seconds East, on and along said North right-of-way line, a distance of 16.50 feet to a #5 rebar on the West line of said Lot Number 27; thence North 02 degrees 40 minutes 32 seconds West, on and along said West line, a distance of 134.07 feet to a #4 rebar at the Northwest corner of said Lot Number 27; thence North 87 degrees 09 minutes 05 seconds East, on and along the North line of said Lot Number 27, a distance of 16.50 feet to a #4 rebar at the Southwest corner of said Lot Number 270; thence North 02 degrees 40 minutes 32 seconds West, on and along the West lines of said Lots Numbered 270 and 269, also being the East right-of-way line of said South Union Street, a distance of 135.35 feet to the point of beginning, containing 2.595 acres of land, subject to legal right-of-way for East Nineteenth Street and South Union Street, and subject to all easements of record.

This description is based on an original consolidated survey by Sauer Land Surveying, Inc., numbered 119-169 and dated April 13, 2017, and last revised April 19, 2017.

DULY ENTERED
FOR TAXATION

Apr 25 2017

Jan Bauman
AUDITOR DeKALB COUNTY

eRECORDING
201702069

04/26/2017 AT 8:45:22 AM
RECORDER OF DEKALB CO, IN
KATIE FIRESTONE
FEE AMOUNT: 26.00
PAGES: 6

LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH that Erie-Haven, Inc. (a/k/a Erie Haven, Inc.), an Indiana corporation ("Grantor"), bargains, sells and conveys to Irving Materials, Inc., an Indiana corporation ("Grantee"), for the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the real estate in DeKalb County, in the State of Indiana, being more particularly described on Exhibit A attached hereto and made a part hereof (the "Real Estate"), together with any and all improvements and fixtures thereon, and any and all hereditaments, easements and appurtenances thereunto belonging or in any way appertaining.

This conveyance of the Real Estate is subject to the following: (i) all easements, highways, rights-of-way, covenants, conditions, and restrictions of record; and (ii) all non-delinquent real estate taxes and assessments.

Grantor, as Grantor's sole warranty herein, warrants to Grantee and Grantee's successors and assigns, that the Real Estate is free of any encumbrance made or suffered by Grantor except as set forth above, and that Grantor will forever defend title to the Real Estate (subject, however, to the foregoing exceptions) against the lawful claims of all persons claiming title to the Real Estate (or any part thereof) by, through or under Grantor, but not otherwise.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is a duly elected officer or authorized representative of Grantor and has been fully empowered to execute and deliver this deed; that Grantor has full capacity to convey the Real Estate; and that all necessary action for the making of such conveyance has been taken and done.

METROPOLITAN TITLE OF IN
9604 COLDWATER ROAD
SUITE 105
FORT WAYNE IN 46825

98640
MKT 10

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed the day and year set forth below to be effective as of the date set forth above.

GRANTOR:

ERIE-HAVEN, INC.

By: Larry Gerig
Larry Gerig, President

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, a Notary Public in and for said County and State, personally appeared Larry Gerig, the President of Erie-Haven, Inc., an Indiana corporation, who acknowledged the execution of the foregoing Limited Warranty Deed.

Witness my hand and Notarial Seal this 21st day of April, 2017.

My Commission Expires:

[Signature]
(Signature)

My Commission Expires: _____
My County of Residence: Jeffrey R. Klaehn, Notary Public
Allen County, State of Indiana (printed name) Notary Public
My Commission Expires 12-1-2023



Send tax statements to and
Grantee's mailing address is:

Irving Materials, Inc.
8032 N. State Road 9
Greenfield, Indiana 46140

This instrument was prepared by and return after recording to: Jeffery C. Dack, Ice Miller LLP, One American Square, Suite 2900, Indianapolis, IN 46282-0200.

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

1803422

EXHIBIT A

LEGAL DESCRIPTION

Parcel No. 17-06-32-199-001.000-025
17-06-32-199-002.000-025
17-06-32-199-003.000-025
17-06-32-199-004.000-025
17-06-32-199-005.000-025
17-06-32-199-006.000-025
17-06-32-199-007.000-025
17-06-32-253-001.000-025
17-06-32-329-005.000-025
17-06-32-401-009.000-025

Address: 1202 S. UNION ST
S UNION ST
E 19th ST
1204 S. UNION
AUBURN IN 46206

(Attached to and becoming a part of document)

EXHIBIT A

Land situated in the County of DeKalb, State of Indiana, is described as follows:

Being all that part of the Southeast Quarter of Section 32, Township 34 North, Range 13 East, Union Civil Township, DeKalb County, Indiana, lying Northerly and Westerly of the Northerly right of way line of the former Detroit Eel River & Illinois, former Pennsylvania, former Wabash, former Vandalia, and now abandoned railroad and more particularly described as follows:

Beginning at the Northwest corner of the Southeast Quarter of said Section 32, said point of beginning also known as the center of said Section 32; thence South 0 degrees 00 minutes 00 seconds West (assumed bearing and basis of all bearings in this description) on and along the West line of said Quarter Section, 31.5 feet to the Northerly right of way line of the aforesaid former railroad; thence North 64 degrees 38 minutes 50 seconds East on and along said former railroad Northerly right of way line, 72.8 feet to the North line of said Quarter Section; thence North 89 degrees 42 minutes 50 seconds West on and along the North line of said Quarter Section, 65.8 feet to the point of beginning. Containing 1,026 square feet or 0.024 of an acre, more or less.

ALSO

Being a part of Section 32, Township 34 North, Range 13 East, Union Civil Township, DeKalb County, Indiana, and more particularly described as follows:

Beginning at the intersection of the North-South Quarter Section line through Section 32 and the Northerly right of way line of the former Detroit Eel River and Illinois, former Pennsylvania, former Wabash, former Vandalia, and now abandoned railroad, said point of beginning also being South 0 degrees 00 minutes 00 seconds West (assumed bearing and basis of all bearings in this description) on and along said North-South Quarter Section line, 31.5 feet from the center of said Section 32; thence North 64 degrees 38 minutes 50 seconds East on and along said former railroad Northerly right of way line, 124.6 feet to the Southeast corner of a tract of real estate conveyed by N.E. Yoder Construction Co., Inc. to Everett E. Yoder by Warranty Deed dated May 4, 1977 and recorded May 4, 1977 in Deed Record Volume 164 at page 509; thence South on and along the extended East line of said Yoder Construction Co. to Yoder tract of real estate, 55.3 feet to the centerline of said former railroad; thence South 64 degrees 38 minutes 50 seconds West on and along said former railroad centerline, 445.8 feet to the centerline of South Union Street as platted and established by the recorded plat of Spangler's Addition to the City of Auburn; thence North on and along said street centerline, 116.6 feet to the Northerly right of way line of said former railroad; thence East on and along said former railroad Northerly right of way line, 129.4 feet; thence North 64 degrees 38 minutes 50 seconds West on and along said former railroad Northerly right of way line, 178.1 feet to the point of beginning. Containing 26,257 square feet or 0.603 of an acre, more or less.

File Number: 4035-98640

ALSO

Lot Numbered Two Hundred Seventy (270) in the Original Plat of the Town, now City of Auburn, DeKalb County, State of Indiana.

ALSO

Lot Numbered Two Hundred Sixty-nine (269) in the Original Plat of the Town, now City of Auburn, DeKalb County, State of Indiana.

ALSO

All that part of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-two (32), Township Thirty-four (34) North, Range Thirteen (13) East, in DeKalb County, State of Indiana, lying South of the center line of Mary Street (now 19th Street) in the City of Auburn, extended East, and of the center line of the public highway extended East from and on the line of said Mary Street now located and established, said tract being nearly triangular in form in the Southwest corner of the Northeast Quarter and bounded on the North by the center line of said public highway, on the East by the center line of the public highway running from said City of Auburn to the Town of Spencerville, known as the Spencerville Road, on the South by the right of way of the Wabash St. Louis and Pacific Railroad and the South line of the Southwest Quarter of said Northeast Quarter, and on the West by the West line of said Southwest Quarter of the Northeast Quarter, containing about Three Fourths of an acre, more or less.

EXCEPTING THEREFROM a tract of land in the Southwest Quarter of the Northeast Quarter of Section 32, Township 34 North, Range 13 East, bounded by a line beginning at the intersection of the center line of the Spencerville Road with the center line of the highway running Easterly in extension of East 19th Street in the City of Auburn; thence Southeasterly along the center line of said Spencerville Road, 76 feet to the Northerly boundary line of the right of way of the Pennsylvania Railroad; thence Southwesterly along said right of way line 336 feet to an iron pin; thence Northerly at right angles with the center line of highway in extension of East 19th Street, 181 feet 6 inches to an iron pin on the center line of said extending highway; thence Easterly along said center line 240 feet to the place of beginning, said in previous deed to contain 0.71 acres, more or less.

ALSO

An easement for driveway purposes in ingress and egress, over and upon a tract bounded by a line beginning at the iron pin at the Northwest corner of the above described tract; thence West on the center line of the highway 20 feet; thence South 50 feet; thence East 20 feet; thence North 50 feet to the place of beginning.

ALSO

File Number: 4035-98640

An easement for driveway purposes in ingress and egress over and upon a tract bounded by a line beginning at an iron pin at the Northwest corner of the above described excepted tract; thence East on the enter line of the highway 20 feet; thence South 50 feet; thence West 20 feet; thence North 50 feet to the place of beginning.

ALSO

Lot Numbered Three Hundred and Eight (308) and the East Twenty-three (23) feet of Lot Numbered Two Hundred Seventy-one (271) in the Original Plat of the City of Auburn.

ALSO

That part of Lot Numbered Twenty-seven (27) in Spangler's Addition to the City of Auburn, lying North of the right of way of the Wabash St. Louis and Pacific Railroad, excepting the following:

Commencing at the Northwest corner of Lot Numbered 27; thence South 68 feet along the West line of said Lot; thence East 156 feet 6 inches parallel with the North line of said Lot; thence North 68 feet to the North line of said Lot; thence West on the North line of said Lot to the place of beginning.

ALSO

Lot Numbered Two Hundred Seventy-one (271) in the Original Plat of the Town, now City, of Auburn, DeKalb County, State of Indiana, excepting therefrom Twenty-three (23) feet off the entire East side thereof.

ALSO

That part of Lot Numbered Twenty-seven (27) in Spangler's Out Lots to the Town, now City of Auburn, DeKalb County, State of Indiana, described as follows:

Commencing at the Northwest corner of said Lot Numbered 27; thence South Sixty-eight (68) feet along the West line of said Lot; thence East One Hundred Fifty-six (156) feet and Six (6) inches parallel with the North line of said Lot; thence North Sixty-eight (68) feet to the North line of said Lot; thence West on the North line of said Lot to the place of beginning.

File Number: 4035-98640