

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT The Glen C. Craney Revocable Trust dated May 28, 1985 and as amended, an undivided one-half interest and The Betty J. Craney Revocable Trust dated May 28, 1985 and as amended, an undivided one-half interest, of Daviess County, in the State of Indiana, CONVEY AND WARRANT TO Daniel R. Wagler and Martha Wagler, husband and wife, of Daviess County, in the State of Indiana, for and in consideration of One Dollar and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Daviess County, in the State of Indiana, to-wit:

That portion of the Northeast Quarter of Section 31, Township 3 North, Range 5 West of the Second Principal Meridian, Barr Township, Daviess County, Indiana; being described as follows: **BEGINNING AT** the east quarter corner of said section (southeast corner of said quarter section), which is monumented by a 1-inch iron pipe set buried 2 inches with a survey cap inscribed "D.L. Helms PS 29600022"; thence, along the south line of said quarter section, South 88 degrees 51 minutes 37 seconds West 1,445.86 feet to a 5/8-inch rebar set exposed 4 inches with a survey cap inscribed "D.L. Helms PS 29600022" (referred to as a rebar set in the remainder of this description); thence North 00 degrees 00 minutes 00 seconds East 215.00 feet to a rebar set flush; thence North 88 degrees 51 minutes 37 seconds East 405.30 feet to a rebar set flush; thence South 00 degrees 00 minutes 00 seconds West 164.99 feet to a rebar set flush; thence North 88 degrees 51 minutes 37 seconds East, passing a rebar set flush at 1,025.48 feet, 1,040.48 feet in all to a rebar set flush on the east line of said quarter section; thence South 00 degrees 05 minutes 35 seconds East 50.01 feet to the point of beginning and containing 3.194 acres, more or less.

SUBJECT TO an access easement, being retained by the grantor, along an existing stone lane from County Road 900 East through the above-described 3.194-acre tract; said easement being described as follows: **BEGINNING AT** the east quarter corner of said section (southeast corner of said quarter section), which is monumented by a 1-inch iron pipe set buried 2 inches with a survey cap inscribed "D.L. Helms PS 29600022"; thence, along the south line of said quarter section, South 88 degrees 51 minutes 37 seconds West 1,040.56 feet; thence North 00 degrees 00 minutes 00 seconds West 21.52 feet; thence North 61 degrees 20 minutes 16 seconds West 56.76 feet; thence North 37 degrees 30 minutes 47 seconds West 76.88 feet; thence North 46 degrees 54 minutes 34 seconds West 53.69 feet; thence North 69 degrees 26 minutes 26 seconds West 77.51 feet; thence North 86 degrees 24 minutes 34 seconds West 90.53 feet; thence North 01 degree 00 minutes 47 seconds East 29.78 feet to a point on the north boundary of the above-described 3.194-acre tract; thence, along said north boundary, North 88 degrees 51 minutes 37 seconds East 40.00 feet; thence, leaving said north boundary, South 01 degree 00 minutes 47 seconds West 8.06 feet; thence South 86 degrees 24 minutes 34 seconds East 55.38 feet; thence South 69 degrees 26 minutes 26 seconds East 86.22 feet; thence South 46 degrees 54 minutes 34 seconds East 60.72 feet; thence South 37 degrees 30 minutes 47 seconds East 73.66 feet; thence South 61 degrees 20 minutes 16 seconds East 37.82 feet to a 5/8-inch rebar set flush with a survey cap inscribed "D.L. Helms PS 29600022" (referred to as a rebar set the remainder of this description) at a corner in the north boundary of said 3.194-acre tract; thence, along said north boundary, North 88 degrees 51 minutes 37 seconds East, passing a rebar set flush at 1,025.48 feet, 1,040.48 feet in all to a rebar set flush on the east line of said quarter section; thence South 00 degrees 05 minutes 35 seconds East 50.01 feet to the point of beginning.

The bearing system of these descriptions is based upon the Indiana State Plane Coordinate System, West Zone, NAD 83 (2011). This bearing system is grid north.