

EXHIBIT "A" – Legal Description

Tract One:

Part of the Northeast quarter of the Southeast quarter of Section 1, Township 18 North, Range 1 West of the Second Principal Meridian, bounded and described as follows:

Beginning at a stake set in a fence line, said stake being South 0 degrees and 00 minutes East 334.0 feet and North 88 degrees and 11 minutes East 163.85 feet from the Northwest corner of said Northeast quarter of the Southeast quarter of Section 1, Township 18 North, Range 1 West: thence North 88 degrees and 11 Minutes East along the fence line 195.5 feet to the center line of State Road 39; thence South 20 degrees and 36 minutes west along the center line of the road 86.65 feet to a point; thence South 88 degrees and 11 minutes west 165.3 feet to a stake; thence North 0 degrees and 00 minutes west 80.0 feet to the beginning, containing 0.331 acres, more or less.

CAPTION REAL ESTATE IS COMMONLY KNOWN AS: 552 S SR 39 and more commonly known as 600 S SR 39, LEBANON IN 46052

Tract Two:

A part of the Southeast Quarter of Section 1, Township 18 North, Range 1 West, Boone County, Indiana, being a portion of the land described in the deed to Russell F. and Dorothy M. Scott, recorded in Deed Record 157, page 301, in the Office of the Recorder of Boone County, Indiana, described as follows:

Commencing at the Northwest corner of said quarter section, said corner being South 89 degrees 13 minutes 15 seconds West 2,674.02 feet from the Northeast corner of said quarter section; thence North 89 degrees 13 minutes 15 seconds East 1,337.07 feet along the North line of said quarter section; thence South 00 degrees 17 minutes 02 seconds West 23.76 feet to the Northwestern corner of said Scott land; thence South 00 degrees 17 minutes 02 seconds West 132.75 feet along the western line of said Scott land to the Point of Beginning of this description: thence South 67 degrees 49 minutes 59 seconds East 149.97 feet; thence South 70 degrees 19 minutes 39 seconds East 202.90 feet to the western right-of-way line of State Road 39; thence along said right-of-way line Southerly 52.81 feet along an arc to the right and having a radius of 2,251.83 feet and subtended by a long chord having a bearing of South 19 degrees 34 minutes 45 seconds West and a length of 52.80 feet to the South line of said Scott land; thence South 89 degrees 28 minutes 47 seconds West 313.14 feet along said South line to the Southwestern corner of said Scott land; thence North 00 degrees 17 minutes 02 seconds East 177.49 feet along the west line of said Scott land to the point of beginning and containing 0.837 acres, more or less.

CAPTION REAL ESTATE IS COMMONLY KNOWN AS: 550 S SR 39, LEBANON IN 46052

Tract Three:

Part of the Southeast quarter of section 1, Township 18 North, Range 1 West, Center Township, Boone County, Indiana, more fully described as follows:

Commencing at the Northwest corner of the Northeast quarter of the Southeast quarter of said section 1 Township 18 North, Range 1 west; thence South 00 degrees 31 minutes 15 seconds East 333.88 feet to the point of beginning of this description; thence North 88 degrees 24 minutes 03 seconds East 158.31 feet to a rebar/cap at the Northwest corner of a tract of land described in miscellaneous record 152, page 192 (as recorded in the office of the recorder of Boone County, Indiana, herein after all referenced documents being recorded the same) ; thence South 00 degrees 23 minutes 38 seconds west 80.00 feet along the west line of said tract to a rebar/cap at the Southwest corner; thence South 88 degrees 27 minutes 35 seconds west 40.00 feet along the westerly prolongation of the South line of said tract; thence South 00 degrees 19 minutes 26 seconds East 98.36 feet to a point on the South line of tract 1 of deed record 231, page 925-928, (said point bearing North 65 degrees 43 minutes 37 seconds west 144.43 feet from the Southeast corner of said tract) ; thence North 65 degrees 43 minutes 37 seconds west 61.08 feet to a rebar/cap at the Southwest corner of said tract; thence South 71 degrees 36 minutes 15 seconds west 30.00 feet to a rebar/cap; thence South 89 degrees 01 minutes 34 seconds west 39.54 feet to a rebar/cap at the Southwest corner of said tract; thence North 00 degrees 17 minutes 02 seconds East 159.92 feet along the west line of said tract to its Northwest corner; thence North 88 degrees 24 minutes 03 seconds East 4.62 feet to the point of beginning. (Containing 0.53 acres more or less)

CAPTION REAL ESTATE IS COMMONLY KNOWN AS: 552 S SR 39, LEBANON IN 46052

Tract Four:

Part of the Southeast Quarter of Section 1, Township 18 North, Range 1 West, Center Township, Boone County, Indiana, more fully described as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Southeast Quarter of said Section 1, Township 18 North, Range 1 West; South 00 degrees 31 minutes 15 seconds East (Assumed Bearing) 333.88 feet to a point on the North line of Deed Record 231 , page 925-928; thence North 88 degrees 24 minutes 03 seconds East 158.31 feet along said North line to a rebar/cap at the Northwest corner of a tract of and described in Miscellaneous Record 152, page 192 (as recorded in the Office of the Recorder of Boone County, Indiana, all referenced Documents being recorded the same), South 00 degrees 23 minutes 38 seconds West 80.00 feet along the West line of said tract to a rebar/cap at the Southwest corner said point being the point of beginning of this description: North 88 degrees 27 minutes 35 seconds East 165.30 feet along the South line of said tract to a point on the centerline of State Road #39, said point being South 68 degrees 07 minutes 10 seconds East 2291.83 feet from the radius point of a non-tangent curve to the right; thence along said curve an arc distance of 178.88 feet to the Southeast corner of Deed Record 231 page 925-928, said point bearing South 63 degrees 38 minutes 51 seconds East 2291.83 feet from said radius point; thence leaving said curve North 65 degrees 43 minutes 37

seconds West 144.43 feet to a point which bears South 65 degrees 43 minutes 37 seconds East 61.08 feet from the Southerly corner of said tract; thence North 00 degrees 19 minutes 26 seconds West 98.36 feet to a point on the Westerly prolongation of the South line of Miscellaneous Record 152, page 192; thence North 88 degrees 27 minutes 35 seconds East 40.00 feet along said prolongation to the Point of Beginning. (Containing 0.53 acres more or less)

CAPTION REAL ESTATE IS COMMONLY KNOWN AS: 554 S SR 39, LEBANON IN 46052

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2019009256
Electronic Filing
From: Royal Title Service
Thru: Simplifile

2019009256 DEED \$25.00
09/17/2019 02:18:04PM 5 PGS
Nicole K. (Nikki) Baldwin
Boone County Recorder IN
Recorded as Presented



Tax ID: 015-11470-00
State ID: 06-06-01-000-006.000-002
Tax ID: 015-35400-00
State ID: 06-06-01-000-007.000-002
Tax ID: 015-37300-01
State ID: 06-06-01-000-005.001-002
Tax ID: 015-37300-00
State ID: 06-06-01-000-005.000-002



MAILING ADDRESS
15 600 S. STATE ROAD 39
LEADON, IN
46052

PERSONAL REPRESENTATIVE'S DEED

Bruce D. Donaldson, Personal Representative of the Estate of George D. Donaldson, deceased, which Estate is being administered in Boone County Superior Court No. 1 in Cause No. 06D01-1902-EU-000018, by virtue of the power and authority granted to such Personal Representative pursuant to Indiana Code proceeding under unsupervised administration and pursuant to the Last Will and Testament of George D. Donaldson, CONVEYS TO:

GRD Properties, LLC, an Indiana limited liability company

for the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Boone County, Indiana:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Subject to any and all taxes, assessments, covenants, easements, agreements and restrictions of record.

IN WITNESS WHEREOF, the Personal Representative of the Estate of George D. Donaldson, deceased, has hereunto set his hand this 12 day of Sept, 2019.

DULY ENTERED
SUBJECT TO FINAL ACCEPTANCE
AUDITOR
BOONE COUNTY, INDIANA
Heather R. Myers
HEATHER R. MYERS
Sep 17 2019 - SL

Bruce D. Donaldson, Personal Representative of
the Estate of George D. Donaldson, deceased

STATE OF INDIANA)
)SS:
COUNTY OF BOONE)

Before me, a Notary Public in and for said County and State, personally appeared **Bruce D. Donaldson, Personal Representative of the Estate of George D. Donaldson, deceased**, who acknowledged execution of the foregoing Personal Representative's Deed, and who, having been duly sworn, stated that any representations contained therein are true.


WITNESS my hand and Notarial Seal this 12 day of Sept, 2019.

Printed Name of Notary Public

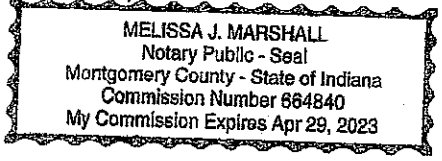
My Commission Expires

Commission Number

County of Residence



Signature of Notary Public



Return deed to: **Royal Title Services, 108 N. Lebanon Street, Lebanon, IN 46052.**

The mailing address to which tax and assessment statements should be mailed under IC 6-1.1-22-8.1 is
925 BLOOR LAKE, ZIONSVILLE, IN 46077

The mailing address of the grantee is 925 BLOOR LAKE, ZIONSVILLE, IN 46077

This instrument prepared by Jennifer E. Jones, Attorney at Law, 765-482-2270.

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.

Melissa J. Marshall
Printed Name