

Doc. No.	970027418
Receipt No.	10232
DCFD	3.00
DEED	14.00
SCSF	1.00
SDIS	5.00
Total	23.00

Mail Tax Bills To:
5811 McComb Road
Huntertown, IN 46748

WARRANTY DEED

Key No.
RECORDED
05/28/1997 11:01:50
RECORDER
VIRGINIA L. YOUNG
ALLEN COUNTY, IN

THIS INDENTURE WITNESSETH that STEVEN J. OWEN and SANDRA R. OWEN, husband and wife, being over the age of eighteen (18) years, of Allen County, in the State of Indiana, **Convey and Warrant** to ROGER L. REED and DEANNA J. REED, husband and wife, being over the age of eighteen (18) years, of Allen County, in the State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following real estate in Allen County, in the State of Indiana, to-wit:

See attached Exhibit "A".

Subject to the installment of real estate taxes due and payable in November, 1997, and all subsequent taxes and assessments, which Grantees herein assume and agree to pay.

Subject to all easements, covenants, conditions and restrictions of record.

Subject to the restrictions, limitations and covenants attached hereto.

Dated this 23rd day of May, 1997.

Steven J. Owen
STEVEN J. OWEN

Sandra R. Owen
SANDRA R. OWEN

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, the undersigned Notary Public in and for said County and State, personally appeared STEVEN J. OWEN and SANDRA R. OWEN, husband and wife, each being over the age of eighteen (18) years, and acknowledged the execution of the above and foregoing Warranty Deed.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal on this 23rd day of May, 1997.

My Commission Expires:

July 30, 1999

Pamela Kay Beuchel
Pamela Kay Beuchel, Notary Public
Resident of Allen County, Indiana

This Instrument Prepared By: Terry A. Stauffer, Attorney at Law #1904-02
110 West Berry, Suite 1700, Fort Wayne, Indiana 46802

Mail To:

DULY ENTERED FOR TAXATION

MAY 28 1997

97 3463
AUDITORS NUMBER

LEGAL DESCRIPTION - EXHIBIT "A"

Part of the East One-half of the Northeast Quarter of Section 2, Township 32 North, Range 11 East, in Allen County, Indiana, in particular described as follows, to-wit:

TO ARRIVE at the point of beginning, commence at the Northwest corner of the East One-half of said Northeast Quarter as situated in the centerline of the North County Line Road and being further situated North 89 degrees 17 minutes 24 seconds West, 1308.0 feet from the Northeast corner of said Section 2 as occupied by a Harrison monument (bearings are based on assumed North 0 degrees 00 minutes East for the East line of the Northeast Quarter of said Section 2); thence South 0 degrees 12 minutes 41 seconds West along the West line of said East One-half, a distance of 1322.87 feet to an angle iron post found at the Northeast corner of the East One-half of the Southwest Quarter of the Northeast Quarter of said Section 2; thence North 89 degrees 53 minutes 57 seconds East on the Easterly projection of the North line of the East One-half of the Southwest Quarter of the Northeast Quarter of said Section 2, a distance of 50.00 feet to a #5 rebar set and the point of beginning initially referred to; thence North 84 degrees 50 minutes 26 seconds East, a distance of 996.78 to a #4 rebar found at the Southwest corner of a 1.072 acre tract as recorded in Document Number 79-10385; thence South 89 degrees 47 minutes East along the South line of the tract aforesaid, a distance of 141.8 feet to the centerline of the Willow Creek Branch #8 and a deflection point in the South line of the tract aforesaid as situated on the Westerly line of a 2.303 acre tract as recorded in Document Number 95-54458; thence South 48 degrees 32 minutes West along the centerline of said creek and along the Westerly line of said 2.303 acre tract, a distance of 58.59 feet; thence continuing along said Westerly line and said creek centerline, South 07 degrees 24 minutes East, a distance of 139.50 feet; thence continuing along said Westerly line and said creek centerline, South 36 degrees 08 minutes West, a distance of 77.40 feet; thence continuing along said Westerly line and said creek centerline, South 19 degrees 19 minutes West, a distance of 148.1 feet; thence continuing along said Westerly line and said creek centerline, South 24 degrees 59 minutes West, a distance of 91.60 feet to the Southwest corner of said 2.303 acre tract and the Northwest corner of a 2.234 acre tract as recorded in Document Number 75-26359; thence continuing along

Continued on next page

LEGAL DESCRIPTION - EXHIBIT "A" Continued

said creek centerline and the Westerly line of said 2.234 acre tract, South 21 degrees 00 minutes West, a distance of 80.70 feet; thence continuing along said Westerly line and said creek centerline, South 09 degrees 44 minutes West, a distance of 109.20 feet; thence continuing along said Westerly line and said creek centerline, South 81 degrees 17 minutes East, a distance of 56.00 feet to a point on the Westerly boundary of a 9.979 acre tract as recorded in Document Number 72-22129; thence South 75 degrees 38 minutes 41 seconds West (South 75 degrees 30 minutes West, deed) along the Westerly line of the tract aforesaid, a distance of 171.38 feet (171.8 feet, deed) to a #4 rebar found; thence continuing along said Westerly boundary, South 53 degrees 32 minutes 01 seconds West (South 53 degrees 33 minutes West, deed), a distance of 64.00 feet to a #4 rebar found; thence continuing along said Westerly boundary, South 37 degrees 00 minutes 42 seconds West (South 37 degrees 03 minutes West, deed), a distance of 268.27 feet to a #4 rebar found; thence continuing along said Westerly boundary, South 00 degrees 23 minutes 53 seconds East (South 0 degrees 28 minutes East, deed), a distance of 476.63 feet (474.2 feet, deed) to the South line of the Northeast Quarter of said Section 2 and the Southwest corner of said 9.979 acre tract; thence North 89 degrees 25 minutes 52 seconds West along the line aforesaid, a distance of 639.32 feet to a point situated 25.00 feet East of a 4-inch iron post at the Southeast corner of the East One-half of the Southwest Quarter of said Northeast Quarter; thence North 0 degrees 17 minutes 31 seconds East, parallel with and 25 feet East of the East line of the East One-half of the Southwest Quarter of said Northeast Quarter, a distance of 819.90 feet; thence South 89 degrees 42 minutes 29 seconds East, a distance of 25.00 feet; thence North 0 degrees 17 minutes 31 seconds East, parallel with and 50 feet East of the East line of the East One-half of the Southwest Quarter of said Northeast Quarter, a distance of 510.00 feet to the point of beginning, containing 26.522 acres of land, more or less.

STATE OF INDIANA

COUNTY OF ALLEN

**IMPOSITION OF RESTRICTIONS, LIMITATIONS AND COVENANTS
ON REAL ESTATE IN ALLEN COUNTY, INDIANA**

The undersigned does hereby permanently impose the following limitations, restrictions and covenants on the real estate described in the document to which this is attached:

1. Any improvements on the real estate shall be by conventional construction only. Modular homes and house trailers are specifically prohibited. Pole buildings, barns, garages, storage buildings are acceptable under this provision.
2. No dwelling shall be permitted, the ground floor area of which (exclusive of open porches, breezeways and garages) is less than 1,800 square feet in the case of a one story dwelling; 1,200 square feet in the case of a one and one-half story dwelling; 1,100 square feet in the case of a two or more story dwelling. All dwellings shall have not less than an attached or detached two car garage.
3. The real estate is to be used only for single family residential purposes and not for multi-family or commercial purposes, other than a tree farm.
4. No structure of a temporary character shall be used as a residence on the real estate at any time, either temporarily or permanently, including, but not limited to, the following examples: trailer, camper, tent, shack or out-building.
5. No animals, livestock or poultry of any kind shall be raised, bred or kept on any of the above-described real estate excepting, however, that dogs, cats or other household pets and horses may be kept and raised as long as they are not kept, bred, raised or maintained for any commercial purposes other than a tree farm. All such animals shall be so confined as not to be offensive to neighboring land owners.
6. No sign of any kind shall be displayed to the public view on the real estate, except one professional sign of not more than six square feet, advertising the property for sale or rent, signs used by a builder to advertise the property during the construction and sales period, or a sign for the tree farm.
7. The real estate shall not be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept, except in sanitary containers. No incinerators or outside incinerators shall be kept or allowed on the real estate. All containers for the storage of such materials shall be kept in a clean and sanitary condition and shall be concealed by being kept in the garage or an enclosure attached to the main structure.
8. No radio or television antenna with more than 30 square feet of grid area, or which attains a height in excess of six feet above the highest point of the roof, shall be attached to any dwelling. No free standing or detached radio or television antenna shall be permitted on the real estate. A detached satellite receiver dish may be placed on the real estate, but only if the dish is less than 24 inches in diameter and does not attain a height above the ground of more than four feet.
9. No elevated tanks of any kind shall be erected, placed or permitted on any part of the real estate. Any tanks located on the real estate must be buried to conceal them from view, and shall be in an appropriately approved container. This prohibition shall not apply to above-ground propane storage tanks, which shall be allowed.
10. No oil drilling, oil development operations, oil refinery, quarrying, or mining operations of any kind shall be permitted upon or in the real estate. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted on the real estate.

11. No noxious or offensive activity or nuisance shall be carried on upon the real estate, nor shall anything be done thereon which may be or become an annoyance to neighboring land owners.

12. No truck, commercial vehicle, boat, boat trailer, recreational vehicle, motor home, truck camper, snowmobile or other wheeled or motorized vehicle shall be permitted to be parked ungaraged on the real estate for periods in excess of 48 hours, or for more than eight days per calendar year. A truck is defined for this purpose as one which is rated one ton or more.

13. The real estate described in the document to which this is attached may not be subdivided into more than two parcels, and each parcel after the sub-division must contain at least 7.0 acres, with the exception of acreage parceled out and attached to the property at 19209 Hand Road. Further, no subdivision of the parcel conveyed this date shall be made for one year following the date set forth below.

14. Invalidation of any one or more of these covenants or restrictions, by Judgment or Order of Court, shall in no way affect the other provisions which shall remain in full force and effect.

15. These restrictions, limitations and covenants shall run with the land and be binding on all of Grantees and their successors and assigns of any interest in said real estate.

Dated this May day of 23, 1997.

STATE OF INDIANA

COUNTY OF ALLEN

Steven J. Owen (Steven J. Owen)

Sandra R. Owen (Sandra R. Owen)

Subscribed and sworn to before me, a Notary Public in and for said State and County, on this 23rd day of May, 1997, personally appeared STEVEN J. OWEN and SANDRA R. OWEN, husband and wife, and acknowledged the execution of the above and foregoing to be a voluntary act and deed.

WITNESS my hand and Notarial Seal.

Pamela Kay Beuchel
Pamela Kay Beuchel


My Commission Expires: July 30, 1999

My County of Residence: Allen County