

WARRANTY DEED

THIS INDENTURE WITNESSETH, that **Charley R. Bryant and Chaz Bryant, joint tenants with rights of survivorship**, of Wayne County, in the State of Indiana, convey and warrant to **Logan Bryant, an adult**, of Wayne County, in the State of Indiana, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt whereof is hereby acknowledged, the following described real estate in Wayne County, in the State of Indiana, to-wit:

Lot number fifty-nine (59) in Ravinia Park First Addition to the City of Richmond.
ALSO five (5) feet in equal width off the entire north side of Lot Number fifty-eight (58) and
Five (5) feet in equal width off the entire south side of Lot number sixty (60) in Ravinia Park First Addition to the City of Richmond.

Subject to the first installment of real estate taxes for the year 2020, due and payable in May, 2021, together with all subsequent taxes which the Grantee herein assumes and agrees to pay as a part of the consideration hereof.

Subject to covenants, conditions, restrictions, easements and building lines as contained in the Plat of Ravinia Park, First Addition, recorded in Plat Book 6, page 107, in the Office of the Recorder of Wayne County, as amended by Agreement Modifying and Supplementing Restrictions, recorded in Plat Book 7, page 150, but omitting any specific covenant, condition, restriction, or limitation to the extent that it violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.


Subject to covenants, conditions, and restrictions as recorded in Miscellaneous Record 20, page 267, in the Office of the Recorder of Wayne County, but omitting any specific covenant, condition, restriction, or limitation to the extent that it violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

Subject to any and all other easements, highways, rights-of-way, covenants, conditions, restrictions, assessments and other matters of record or that would be disclosed by an accurate survey or physical inspection of the real estate.

Grantee agrees and understands that he is taking the real estate and the improvements located thereon in an "AS IS" condition, and Grantors make no warranty, express or implied, of any type or description, in regard to the condition of the real estate and the improvements located thereon.

IN WITNESS WHEREOF, the said Charley R. Bryant and Chaz Bryant have hereunto set their hands and seals

this 28 day of August, 2020.

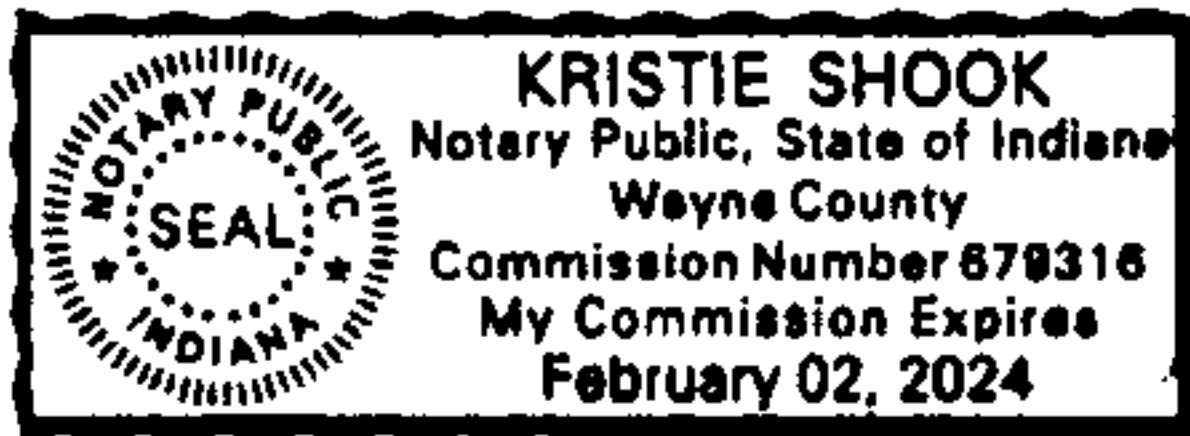

Charley R. Bryant


Chaz Bryant

STATE OF INDIANA)
)
COUNTY OF WAYNE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Charley R. Bryant and Chaz Bryant who acknowledged the execution of the foregoing Warranty Deed to be their voluntary act and deed, and who, having been duly sworn, stated that any representations therein contained are true.

WITNESS my hand and seal this 28 day of August, 2020.



 (SEAL)

(_____), Notary Public
Residing in _____ County, Indiana

My Commission Expires:

This instrument prepared by Kirk A. Weikart, Attorney at Law

Mail Tax Statements to: 47 S. 34th St., Richmond, IN

Grantee's Street or Rural Route Address: same

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. Kishie Shrook (name)

CERTIFICATE OF PROOF

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached:

[Handwritten Signature]
Witness Signature

[Handwritten Name]
Witness Name (must be typed / printed)

PROOF:
STATE OF INDIANA
COUNTY OF WAYNE

Before me, a Notary Public in and for said County and State, on AUGUST 28, 2020, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows LOGAN BRYANT to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said LOGAN BRYANT execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

[Handwritten Signature]
NOTARY PUBLIC



NOTARY SEAL / STAMP Requirements:
Notary Name exactly as Commission

Notary Public - State of Indiana
Seal
My Commission Expires: _____
Commission No. _____

Required on Deed Only:

Property Address: _____

Grantees Address and Tax Mailing Address: 47 S 34TH ST., RICHMOND, IN 47374

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. [Handwritten Signature] (Preparers Name)

Instrument prepared by: SUSAN M QUINTER, LOAN PROCESSOR (Name / Title)