

WARRANTY DEED

CARD #008-52100-84

MAIL TAX STATEMENTS TO:
920 BROOKWOOD DRIVE
NEW ALBANY, INDIANA 47150

THIS INDENTURE WITNESSETH; That JOSEPH E. PEHR and ROBERTA S. PEHR,

CONVEY AND WARRANT

unto GREGORY W. MCCURDY and CYNTHIA G. MCCURDY, husband and wife, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the real estate situate in the County of Floyd, State of Indiana, described as follows, to-wit:

A PART OF SURVEY NO. 62 OF THE ILLINOIS GRANT IN FLOYD COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
COMMENCING AT A STONE AT THE CORNER OF NO. 62 AND 63 ILLINOIS GRANT; RUNNING THENCE SOUTH 48 DEG. 42' WEST ALONG THE GRANT LINE DIVIDING NOS. 44 AND 62, ILLINOIS GRANT, A DISTANCE OF 1866.9 FEET TO AN IRON PIN IN SAID GRANT LINE, THE TRUE PLACE OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE NORTH 41 DEG. 18' WEST PARALLEL WITH THE SOUTHWESTERLY LINE OF SHERWOOD PLACE, PLAT NO. 710, A DISTANCE OF 129 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF BROOKWOOD DRIVE (50 FT. R/W); THENCE SOUTH 48 DEG. 42' WEST WITH SAID SOUTHEASTERLY LINE OF BROOKWOOD DRIVE, A DISTANCE OF 95 FT. TO A POINT; THENCE SOUTH 41 DEG. 18' EAST 129 FEET TO A POINT IN THE GRANT LINE DIVIDING NOS. 44 AND 62 ILLINOIS GRANT, THENCE NORTH 48 DEG. 42' EAST WITH SAID DIVIDING LINE, 95 FT. TO THE PLACE OF BEGINNING, CONTAINING 0.34 OF AN ACRE, MORE OR LESS, AND BEING SOMETIMES KNOWN AS LOT NO. 15 BLOCK NO. 1 OF AN UNRECORDED ADDITION KNOWN AS SHERWOOD PLAT NO. 2.

Subject to any and all easements and/or restrictions of public record which may apply to the above described real estate.

TO HAVE AND TO HOLD, the same unto said Grantees, their heirs and assigns, in fee simple forever, as tenants by the entireties.

This conveyance is made free and clear of all liens and encumbrances except the Spring Installment of the 1990 taxes due and payable in 1991, which the Grantees, by the acceptance of this deed, assume and agree to pay.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 1st day of June, 1990.