



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	0347	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	CORPORATE ANDERSON LLC		
PROPERTY ADDRESS:	800 STATE ROAD 8, AUBURN, INDIANA, 46706		
CITY, STATE AND COUNTY:	AUBURN, INDIANA (IN) AND DE KALB		

### SEARCH INFORMATION

SEARCH DATE:	02/02/2024	EFFECTIVE DATE:	02/01/2024
NAME(S) SEARCHED:	CORPORATE ANDERSON LLC		
ADDRESS/PARCEL SEARCHED:	800 STATE ROAD 8, AUBURN, INDIANA, 46706/ 17-05-25-300-001.000-011/17-05-25-300-002.000-011/17-05-25-300-003.000-011		

### ASSESSMENT INFORMATION

COMMENTS:	
-----------	--

### CURRENT OWNER VESTING

COMMENTS:	
-----------	--

### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	G & B AGGREGATE, LLC, AN INDIANA LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS G & B AGGREGATES, AN INDIANA LIMITED LIABILITY COMPANY
DATED DATE:	03/29/2022	GRANTEE:	CORPORATE ANDERSON LLC, AN INDIANA LIMITED LAIBILITY COMPANY
BOOK/PAGE:	N/A	RECORDED DATE:	04/12/2022
INSTRUMENT NO:	202202240		
COMMENTS:			

### FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF AUBURN
-----------------------	----------------

### ADDITIONAL NOTES

AS PER GIVEN PARCEL NO. SEARCH IS PERFORMED.  
GIVEN ADDRESS IS MISMATCH WITH PARCEL NO.

### LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OD SECTION 25, TOWNSHIP 34 NORTH, RANGE 12 EAST, DEKLAB COUNTY, INDIANA, BASED ON AN ORIGINAL SURVEY BY JOSEPH R. HERENDEEN, INDIANA PROFESSIONAL SURVEYOR NUMBER 20900190 OF SAUER LAND SURVEYING, INC., SURVEY NO. 141-133 DATED MARCH 25, 2022, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25, BEING MARKED BY A CAST IRON MONUMENT; THENCE NORTH 01 DEGREES 30 MINUTES 56 SECONDS WEST, ON AND ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 80.03 FEET TO THE POINT OF INTERSECTION OF SAID EAST LINE WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD #8, AS DESCRIBED IN A DEED TO THE STALE OF INDIANA IN DOCUMENT NUMBER 201105058 IN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA; THENCE NORTH 89 DEGREES 51 MINUTES 54 SECONDS WEST, ON AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 57.40 FEET; THENCE NORTH 86 DEGREES 03 MINUTES 03 SECONDS WEST, CONTINUING ON AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 42.81 FEET TO A #5 REBAR AT THE SOUTHWEST CORNER OF A 5.250 ACRE TRACT OF REAL ESTATE DESCRIBED IN A DEED TO DEKALB COUNTY, INDIANA, IN DOCUMENT NUMBER 201803077 IN THE OFFICE OF SAID RECORDER, THIS BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 86 DEGREES 03 MINUTES 03 SECONDS WEST, CONTINUING ON AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 107.52 FEET TO A CONCRETE RIGHT-OF-WAY

MONUMENT; THENCE NORTH 89 DEGREES 51 MINUTES 54 SECONDS WEST, CONTINUING ON AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 76.54 FEET TO A #5 REBAR AT THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE WITH THE EAST LINE OF THE PLAT OF STATE ROAD 8 BUSINESS PARK, AS RECORDED IN DOCUMENT NUMBER 20302980 IN THE OFFICE OF SAID RECORDER; THENCE NORTH 07 DEGREES 25 MINUTES 43 SECONDS WEST, ON AND ALONG SAID EAST LINE, A DISTANCE OF 498.63 FEET; THENCE NORTH 24 DEGREES 11 MINUTES 19 SECONDS WEST, ON AND ALONG THE NORTHEAST LINE OF SAID PLAT, A DISTANCE OF 338.90 FEET TO A #5 REBAR; THENCE NORTH 34 DEGREES 17 MINUTES 36 SECONDS WEST, CONTINUING ON AND ALONG SAID NORTHEAST LINE, A DISTANCE OF 266.40 FEET; THENCE NORTH 42 DEGREES 37 MINUTES 35 SECONDS WEST, CONTINUING ON AND ALONG SAID NORTHEAST LINE, A DISTANCE OF 596.06 FEET TO A #5 REBAR AT THE MOST NORTHERLY CORNER OF SAID PLAT; THENCE NORTH 48 DEGREES 47 MINUTES 54 SECONDS WEST, A DISTANCE OF 535.00 FEET TO A #5 REBAR; THENCE NORTH 55 DEGREES 44 MINUTES 23 SECONDS WEST, A DISTANCE OF 750.00 FEET TO A #5 REBAR; THENCE NORTH 51 DEGREES 14 MINUTES 17 SECONDS WEST, A DISTANCE OF 210.00 FEET TO A #5 REBAR; THENCE NORTH 38 DEGREES 07 MINUTES 25 SECONDS WEST, A DISTANCE OF 295.00 FEET TO A #5 REBAR ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 19 MINUTES 48 SECONDS EAST, ON AND ALONG SAID NORTH LINE, A DISTANCE OF 2340.05 FEET TO A #5 REBAR AT THE NORTHWEST CORNER OF SAID 5.250 ACRE TRACT; THENCE SOUTH 07 DEGREES 59 MINUTES 59 SECONDS WEST, ON AND ALONG THE WEST LINE OF SAID 5.250 ACRE TRACT, A DISTANCE OF 578.74 FEET TO THE POINT OF CURVATURE OF A TANGENT CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 255.00 FEET; THENCE SOUTHERLY, CONTINUING ON AND ALONG SAID WEST LINE, AS DEFINED BY THE ARC OF SAID CURVE, AN ARC DISTANCE OF 42.35 FEET, BEING SUBTENDED BY A LONG CHORD HAVING A LENGTH OF 42.30 FEET AND A BEARING OF SOUTH 03 DEGREES 14 MINUTES 32 SECONDS WEST TO THE POINT OF TANGENCY; THENCE SOUTH 01 DEGREES 30 MINUTES 56 SECONDS EAST, CONTINUING ON AND ALONG SAID WEST LINE, PARALLEL WITH AND 100.00 FEET NORMALLY DISTANT WESTWARD FROM THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1984.01 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 55.667 ACRES OF LAND, AND SUBJECT TO ALL EASEMENTS OF RECORD.

17-05-25-300-002.000-011

General Information

Parcel Number  
17-05-25-300-002.000-011

Local Parcel Number  
07-05-25-300-002

Tax ID:  
070525300002

Routing Number  
07-25S 020

Property Class 100  
Vacant Land

Year: 2023

Location Information

County  
DeKalb

Township  
Keyser Township

District 011 (Local 007)  
KEYSER TOWNSHIP

School Corp 1820  
GARRETT-KEYSER-BUTLER COM

Neighborhood 971006-17011  
AVERAGE HOMESITES 971006-17

Section/Plat  
5-S

Location Address (1)  
2059 SR 8  
Auburn, IN 46706

Zoning

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography  
Rolling

Flood Hazard  
☐

Public Utilities  
Electricity

ERA  
☐

Streets or Roads  
Paved

TIF  
☐

Neighborhood Life Cycle Stage  
Other

Printed  
Wednesday, April 26, 2023

Review Group 2025

CORPORATE ANDERSON LLC

Ownership

CORPORATE ANDERSON LLC  
11495 N PENNSYLVANIA STE 225  
CARMEL, IN 46032

Legal

PT SW1/4  
SECTION 25 TWP 34 RANGE 12 ACRES  
55.667



Valuation Records (Work In Progress values are not certified values and are subject to change)

2023	Assessment Year	2023	2023	2022	2021	2020
WIP	Reason For Change	Annual Adj	Comb	Annual Adj	Annual Adj	Annual Adj
02/14/2023	As Of Date	04/10/2023	08/03/2022	03/28/2022	03/31/2021	04/14/2020
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$45,400	Land	\$45,400	\$35,800	\$13,300	\$11,400	\$11,400
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$45,400	Land Non Res (2)	\$45,400	\$35,800	\$13,300	\$11,400	\$11,400
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$45,400	Total	\$45,400	\$35,800	\$13,300	\$11,400	\$11,400
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$45,400	Total Non Res (2)	\$45,400	\$35,800	\$13,300	\$11,400	\$11,400
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
4	A	SE	0	7.8270	1.02	\$1,900	\$1,938	\$15,169	0%	0%	1.0000	\$15,170
4	A	BAB2	0	7.4300	0.85	\$1,900	\$1,615	\$11,999	0%	0%	1.0000	\$12,000
4	A	PE	0	2.9800	1.06	\$1,900	\$2,014	\$6,002	0%	0%	1.0000	\$6,000
4	A	GNB2	0	0.9800	0.77	\$1,900	\$1,463	\$1,434	0%	0%	1.0000	\$1,430
4	A	RAB	0	0.5200	0.94	\$1,900	\$1,786	\$929	0%	0%	1.0000	\$930
6	A	BAB2	0	13.7800	0.85	\$1,900	\$1,615	\$22,255	-80%	0%	1.0000	\$4,450
6	A	SE	0	13.4700	1.02	\$1,900	\$1,938	\$26,105	-80%	0%	1.0000	\$5,220
6	A	PE	0	0.4600	1.06	\$1,900	\$2,014	\$926	-80%	0%	1.0000	\$190
81	A	SE	0	8.2200	1.02	\$1,900	\$1,938	\$15,930	-100%	0%	1.0000	\$00

2059 SR 8

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/12/2022	CORPORATE ANDER		WR	/	\$1,050,000	V
01/14/2003	G & B AGGREGATE,		WD	/	\$0	I
11/18/1999	G & B LEASING, LLC	0	WD	/	\$0	I
01/01/1900	RUGMAN, AGNES I.		WD	/	\$0	I

Agricultural

100, Vacant Land

AVERAGE HOMESITES 97 1/2

Notes

8/3/2022 Note: 4-12-22 COMBINED 19.214 AC FROM -033 AND 17.481 AC FROM -003 ( CORPORATE ANDERSON LLC ) MAKING 55.667 AC

9/12/2018 Note: 7-9-18 PARCEL -010 IS BEING INACTIVATED BECAUSE IT WAS USED OUT OF SEQUENCE. THE CORRECT PARCEL # IS 07-05-25-300-032.

9/12/2018 Note: 6-19-18 SPLIT 1.40 AC TO -010 ( DEKALB COUNTY ) LEAVING 18.972 AC REMAINING.

7/31/2012 : OWNED BY COMMERCIAL COMPANY BUT USED FOR AGRICULTURAL PURPOSES

2/24/2010 : GEN REVAL: 2010 PAY 2011 COMPLETE - AS

6/14/2000 : 2000 ALL IMPROVEMENTS PERSONAL PROPERTY FOR 2000.

Land Computations

Calculated Acreage	55.67
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	55.67
81 Legal Drain NV	8.22
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	47.45
Farmland Value	\$45,390
Measured Acreage	47.45
Avg Farmland Value/Acre	957
Value of Farmland	\$45,410
Classified Total	\$0
Farm / Classified Value	\$45,400
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$45,400
CAP 3 Value	\$0
Total Value	\$45,400

17-05-25-300-001.000-011

General Information

Parcel Number  
17-05-25-300-001.000-011

Local Parcel Number  
07-05-25-300-001

Tax ID:  
070525300001

Routing Number  
07-25S 018

Property Class 399  
Other Industrial Structure

Year: 2023

Location Information

County  
DeKalb

Township  
Keyser Township

District 011 (Local 007)  
KEYSER TOWNSHIP

School Corp 1820  
GARRETT-KEYSER-BUTLER COM

Neighborhood 974005-17011  
VARIOUS C/I UNPLATTED AREAS

Section/Plat  
5-S

Location Address (1)  
2059 SR 8  
AUBURN, IN 46706

Zoning

Subdivision

Lot

Market Model  
C & I Market 125

Characteristics

Topography  
Rolling

Public Utilities  
Electricity

Streets or Roads  
Paved

Neighborhood Life Cycle Stage  
Other

Flood Hazard

ERA

TIF


G & B AGGREGATE, LLC.

Ownership

G & B AGGREGATE, LLC.  
6525 ARDMORE AVENUE  
FORT WAYNE, IN 46899

Legal

PT W SIDE SW1/4  
SECTION 25 TWP 34 RANGE 12 ACRES  
72.379



2059 SR 8

399, Other Industrial Structure

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/14/2003	G & B AGGREGATE,		WD	/	\$0	I
09/18/2000	G & B LEASING, LLC.		WD	/	\$417,475	I
07/05/2000	BROOKS CONSTRUC		WD	/	\$0	I
07/03/2000	BROOKS CONSTRUC		WD	/	\$0	I
01/01/1900	THE FRANCE STONE		WD	/	\$0	I

Industrial

Valuation Records (Work In Progress values are not certified values and are subject to change)

2023	Assessment Year	2023	2023	2022	2021	2020
WIP	Reason For Change	Annual Adj	Split	Annual Adj	Annual Adj	Annual Adj
03/31/2023	As Of Date	04/10/2023	08/03/2022	03/28/2022	03/31/2021	04/14/2020
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$333,300	Land	\$333,300	\$333,300	\$329,500	\$329,000	\$328,900
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$4,100	\$3,500	\$3,500
\$333,300	Land Non Res (3)	\$333,300	\$333,300	\$325,400	\$325,500	\$325,400
\$55,700	Improvement	\$55,700	\$54,700	\$54,700	\$54,900	\$52,600
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$55,700	Imp Non Res (3)	\$55,700	\$54,700	\$54,700	\$54,900	\$52,600
\$389,000	Total	\$389,000	\$388,000	\$384,200	\$383,900	\$381,500
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$4,100	\$3,500	\$3,500
\$389,000	Total Non Res (3)	\$389,000	\$388,000	\$380,100	\$380,400	\$378,000

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
11	OA		0	1.000	1.00	\$12,730	\$12,730	\$12,730	0%	0%	1.0000	\$12,730
12	OA		0	23.730	1.00	\$5,000	\$5,000	\$118,650	0%	0%	1.0000	\$118,650
13	A		0	38.549	1.00	\$4,885	\$4,885	\$188,312	0%	0%	1.0000	\$188,310
14	A		0	9.100	1.00	\$1,500	\$1,500	\$13,650	0%	0%	1.0000	\$13,650

VARIOUS C/I UNPLATTED

Notes

8/3/2022 Note: 4-12-22 SPLIT 19.214 AC TO -033 ( CORPORATE ANDERSON LLC ) LEAVING 72.379 AC & IMPS REMAINING.

10/25/2019 Note: PARCEL IS CONTIGUOUS WITH 300-003. LAND USE LAYER DONE.

1/11/2018 Note: 1-13-17 SPLIT .547 AC TO -030 ( G & B AGGREGATE ) LEAVING 91.593 AC & IMPS REMAINING.

8/2/2012 : CORRECTED CAPS NOT SET PROPERLY.

12/5/2011 : 11-15-11 SPLIT 1.75AC TO -028 (STATE OF INDIANA) LEAVING 92.143AC REMAINING.

3/1/2008 : 2008 12-6-07 SPLIT 1.463A TO -020 (LDL) LEAVING 93.893A,

3/1/2001 : 01 12/13/00: SPLIT 4.544 to -006 (LDL PROPERTIES)

3/1/2000 : 2000 ALL IMPROVEMENTS PERSONAL PROPERTY FOR 2000. CHANGED LAND TO INDUSTRIAL.

Land Computations

Calculated Acreage 72.38

Actual Frontage 0

Developer Discount ☐

Parcel Acreage 72.38

81 Legal Drain NV 0.00

82 Public Roads NV 0.00

83 UT Towers NV 0.00

9 Homesite 0.00

91/92 Acres 0.00

Total Acres Farmland 72.38

Farmland Value \$0

Measured Acreage 0.00

Avg Farmland Value/Acre 0.0

Value of Farmland \$0

Classified Total \$0

Farm / Classified Value \$0

Homesite(s) Value \$0

91/92 Value \$0

Supp. Page Land Value

CAP 1 Value \$0

CAP 2 Value \$0

CAP 3 Value \$333,300

Total Value \$333,300

Printed Wednesday, April 26, 2023

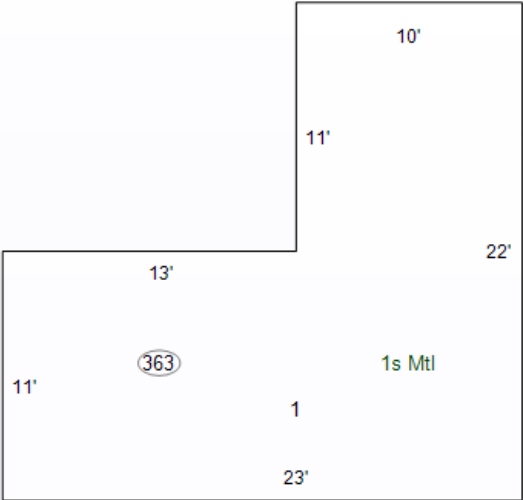
Review Group 2025

Data Source N/A

Collector

Appraiser

General Information				
Occupancy	C/I Building	Pre. Use	Heavy Utility Storage	
Description	C/I Building	Pre. Framing	Fire Resistant	
Story Height	1	Pre. Finish	Unfinished	
Type	N/A	# of Units	0	
SB		B	1	U
Wall Type			1: 1(90')	
Heating				
A/C				
Sprinkler				
Plumbing RES/CI				
	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks	0		0	
Water Heaters	0		0	
Add Fixtures	0	0	0	0
Total	0	0	0	0
Roofing				
<input type="checkbox"/> Built Up <input type="checkbox"/> Tile <input type="checkbox"/> Metal				
<input type="checkbox"/> Wood <input type="checkbox"/> Asphalt <input type="checkbox"/> Slate				
<input type="checkbox"/> Other				
GCK Adjustments				
<input type="checkbox"/> Low Prof <input type="checkbox"/> Ext Sheat <input type="checkbox"/> Insulation				
<input type="checkbox"/> SteelGP <input type="checkbox"/> AluSR <input type="checkbox"/> Int Liner				
<input type="checkbox"/> HGSR <input type="checkbox"/> PPS <input type="checkbox"/> Sand Pnl				
Exterior Features				
Description		Area		Value



ALL OTHER STRUCTURES ARE MOBILE  
UNITS (PERSONAL PROPERTY)

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$71,239	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$71,239
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.93
Special Features	\$0	Repl. Cost New	\$66,252
Exterior Features	\$0		

Floor/Use Computations									
Pricing Key	GCI								
Use	HUTLSTO								
Use Area	363 sqft								
Area Not in Use	0 sqft								
Use %	100.0%								
Eff Perimeter	90'								
PAR	25								
# of Units / AC	0 / N								
Avg Unit sz dpth									
Floor	1								
Wall Height	10'								
Base Rate	\$212.61								
Frame Adj	\$0.00								
Wall Height Adj	(\$14.76)								
Dock Floor	\$0.00								
Roof Deck	\$0.00								
Adj Base Rate	\$197.85								
BPA Factor	1.00								
Sub Total (rate)	\$197.85								
Interior Finish	\$0.00								
Partitions	\$0.00								
Heating	(\$1.60)								
A/C	\$0.00								
Sprinkler	\$0.00								
Lighting	\$0.00								
Unit Finish/SR	\$0.00								
GCK Adj.	\$0.00								
S.F. Price	\$196.25								
Sub-Total									
Unit Cost	\$0.00								
Elevated Floor	\$0.00								
Total (Use)	\$71,239								

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: C/I Building	0%	1	Metal	C	1997	1997	26	A		0.93		363 sqft	\$66,252	35%	\$43,060	0%	100%	1.000	1.2500	\$53,800
2: CONCP 11X27	0%	1		C	1997	1997	26	A		0.93		297 sqft	\$1,581	2%	\$1,550	0%	100%	1.000	1.2500	\$1,900

DULY ENTERED  
FOR TAXATION  
Apr 12 2022  
*Susan Sleeper*  
AUDITOR DeKALB COUNTY

202202240  
04/12/2022 12:42:49 PM  
RECORDER OF DEKALB CO, IN  
LETA HULLINGER  
RECORDED AS PRESENTED  
FEE AMOUNT: 25.00

Tax ID Number(s):  
17-05-25-300-003.000-011, 17-05-25-300-002.000-011, portion of 17-  
05-25-300-001.000-011

---

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT**

**G & B Aggregate, LLC, an Indiana limited liability company, formerly known as G & B Aggregates, an Indiana limited liability company**

**CONVEY(S) AND WARRANT(S) TO**

**Corporate Anderson LLC, an Indiana limited liability company,** for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in DeKalb County, in the State of Indiana, to wit:

**SEE ATTACHED EXHIBIT "A"**

Subject to Real Estate taxes now due and payable and thereafter.

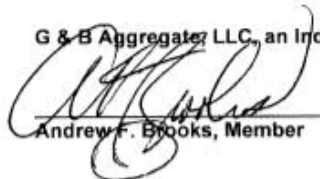
Subject to covenants, restrictions and easements of record.

The undersigned person(s) executing this deed on behalf of the Limited Liability Company represent and certify that they are a current member/manager of said Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company members to execute and deliver this deed.

**Grantor swears under oath that G & B Aggregate, LLC was formerly known as G & B Leasing, LLC on a prior deed.**

IN WITNESS WHEREOF, the Grantor has executed this deed this 29<sup>th</sup> day of March, 2022

**G & B Aggregate, LLC, an Indiana limited liability company**

  
Andrew F. Brooks, Member

MTC File No.: 22-7284 (UD)

Page 1 of 3

State of Indiana County of Allen ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Andrew F. Brooks, Member of G & B Aggregate, LLC, an Indiana limited liability company** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 29 day of March, 2022

April 26, 2023

My Commission Expires:

667125

Commission No.

Allen, IN

Notary Public County and State of Residence

Sara M. DeVore

Signature of Notary Public

Sara M. DeVore

Printed Name of Notary



This instrument was prepared by:

Andrew R. Drake, Attorney-at-Law

11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

Property Address:

2059 SR 8, Auburn, IN 46706

Grantee's Address and Mail Tax Statements To:

11495 N Pennsylvania St 225  
Carmel, IN 46032

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. Andrew R. Drake

**EXHIBIT A**

Part of the Southwest Quarter of Section 25, Township 34 North, Range 12 East, DeKalb County, Indiana, based on an original survey by Joseph R. Herendeen, Indiana Professional Surveyor Number 20900190 of Sauer Land Surveying, Inc., Survey No. 141-133, dated March 25, 2022, and being more particularly described as follows, to-wit:

Commencing at the South Quarter corner of said Section 25, being marked by a cast iron monument; thence North 01 degrees 30 minutes 56 seconds West, on and along the East line of said Southwest Quarter, a distance of 80.03 feet to the point of intersection of said East line with the North right-of-way line of State Road #8, as described in a deed to the State of Indiana in Document Number 201105058 in the Office of the Recorder of DeKalb County, Indiana; thence North 89 degrees 51 minutes 54 seconds West, on and along said North right-of-way line, a distance of 57.40 feet; thence North 86 degrees 03 minutes 03 seconds West, continuing on and along said North right-of-way line, a distance of 42.81 feet to a #5 rebar at the Southwest corner of a 5.250 acre tract of real estate described in a deed to DeKalb County, Indiana, in Document Number 201803077 in the Office of said Recorder, this being the true point of beginning; thence North 86 degrees 03 minutes 03 seconds West, continuing on and along said North right-of-way line, a distance of 107.52 feet to a concrete right-of-way monument; thence North 89 degrees 51 minutes 54 seconds West, continuing on and along said North right-of-way line, a distance of 76.54 feet to a #5 rebar at the point of intersection of said North right-of-way line with the East line of the plat of State Road 8 Business Park, as recorded in Document Number 20302980 in the Office of said Recorder; thence North 07 degrees 25 minutes 43 seconds West, on and along said East line, a distance of 496.63 feet; thence North 24 degrees 11 minutes 19 seconds West, on and along the Northeast line of said plat, a distance of 338.90 feet to a #5 rebar; thence North 34 degrees 17 minutes 36 seconds West, continuing on and along said Northeast line, a distance of 266.40 feet; thence North 42 degrees 37 minutes 35 seconds West, continuing on and along said Northeast line, a distance of 596.06 feet to a #5 rebar at the most Northerly corner of said plat; thence North 48 degrees 47 minutes 54 seconds West, a distance of 535.00 feet to a #5 rebar; thence North 55 degrees 44 minutes 23 seconds West, a distance of 750.00 feet to a #5 rebar; thence North 51 degrees 14 minutes 17 seconds West, a distance of 210.00 feet to a #5 rebar; thence North 38 degrees 07 minutes 25 seconds West, a distance of 295.00 feet to a #5 rebar on the North line of said Southwest Quarter; thence South 89 degrees 19 minutes 48 seconds East, on and along said North line, a distance of 2340.05 feet to a #5 rebar at the Northwest corner of said 5.250 acre tract; thence South 07 degrees 59 minutes 59 seconds West, on and along the West line of said 5.250 acre tract, a distance of 578.74 feet to the point of curvature of a tangent circular curve to the left having a radius of 255.00 feet; thence Southerly, continuing on and along said West line, as defined by the arc of said curve, an arc distance of 42.35 feet, being subtended by a long chord having a length of 42.30 feet and a bearing of South 03 degrees 14 minutes 32 seconds West to the point of tangency; thence South 01 degrees 30 minutes 56 seconds East, continuing on and along said West line, parallel with and 100.00 feet normally distant Westward from the East line of said Southwest Quarter, a distance of 1964.01 feet to the true point of beginning, containing 55.667 acres of land, and subject to all easements of record.



2

20300507

Recorded  
JAN. 14, 2003 AT 02:00PM  
RECORDER OF DEKALB CO, IN  
BURTIE M RYNEARSON

Fee Amount: \$16.00

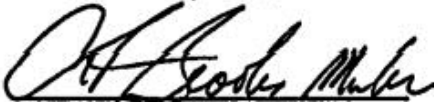
**MAIL TAX BILL TO:****QUITCLAIM DEED**

6525 Ardmore Avenue  
Fort Wayne, IN 46899

**THIS INDENTURE WITNESSTH, THAT G & B LEASING LLC, an Indiana Limited Liability Corporation, GRANTOR of Allen County in the State of Indiana, QUITCLAIMS to G & B Aggregate LLC, GRANTEE of Allen County in the State of Indiana, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Allen County, in the State of Indiana:**

See Attached Exhibit "A"

Dated this 14<sup>th</sup> day of January, 2003.



G & B LEASING LLC.

By: Andrew F. Brooks, Member

STATE OF INDIANA, COUNTY OF ALLEN, SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 14<sup>th</sup> day of January 2003, personally appeared G & B LEASING LLC, by Andrew F. Brooks, Member, and acknowledged the execution of the forgoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: April 28, 2007 Resident of Allen County



CONSTANCE E. OVERLY  
Printed Name

MAIL TO: 6525 Ardmore Ave., Fort Wayne Indiana 46899

This instrument prepared by Sam Etanadi.

**DULY ENTERED  
FOR TAXATION**

JAN 14 2003

07-05-25-300-002  
-003



AUDITOR DEKALB COUNTY, IN Recorder

Document # 20300507

Page 1 of 2

**EXHIBIT "A"****LEGAL DESCRIPTION**

The following described real estate situated in DeKalb County, State of Indiana, to-wit:

The Southwest Quarter of Section Twenty Five (25), Township Thirty Four (34) North, Range Twelve (12) East, DeKalb County, Indiana.

EXCEPTING THEREFROM, the following described real estate, to-wit:

Part of the Southwest Quarter of Section Twenty Five in Township Thirty Four North, of Range Twelve East, commencing at the Southwest corner of said Quarter Section, thence East along the Quarter line one hundred rods to a stone; thence North One Hundred and Sixty Rods to the North line of the Quarter, thence West along the said North boundary line, One Hundred rods to the Northwest corner of the Quarter and thence South along the line of said Quarter One Hundred and Sixty rods to the place of beginning, containing One Hundred acres more or less.

ALSO EXCEPTING THEREFROM, the following described real estate, to-wit:

A part of the Southwest Quarter of Section 25, Township 34 North, Range 12 East, DeKalb County, Indiana, described as follows: Beginning at a point on the East line of said Quarter Section North 0 degrees 55 minutes 00 seconds West 40.40 feet from the Southeast corner of said Quarter Section, which point of beginning is on the North Boundary of S.R. 8; thence North 88 degrees 59 minutes 56 seconds West 205.78 feet along the Boundary of said S.R. 8; thence North 89 degrees 25 minutes 00 seconds West 450.0 feet along said boundary; thence North 0 degrees 35 minutes 00 seconds East 26.00 feet; thence South 89 degrees 25 minutes 00 seconds East 655.05 feet to the East line of said Quarter Section; thence South 0 degrees 55 minutes 00 seconds East 27.51 feet along said East line to the point of beginning and containing 0.395 acres, more or less.

DeKalb, IN Recorder

Document # 20300507

2

20300508

Recorded  
JAN. 14, 2003 AT 02:02PM  
RECORDER OF DEKALB CO, IN  
BURTIE M RYNEARSON

Fee Amount: 116.00

**MAIL TAX BILL TO:**  
6525 Ardmore Avenue  
Fort Wayne, IN 46899

## QUITCLAIM DEED

**THIS INDENTURE WITNESSTH, THAT G & B LEASING LLC, an Indiana Limited Liability Corporation, GRANTOR of Allen County in the State of Indiana, QUITCLAIMS to G & B Aggregate LLC, GRANTEE of Allen County in the State of Indiana, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Allen County, in the State of Indiana:**

See Attached Exhibit "A"

Dated this 14<sup>th</sup> day of January, 2003.

  
G & B LEASING LLC

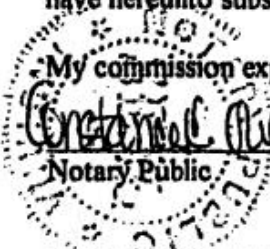
By: Andrew F. Brooks, Member

STATE OF INDIANA, COUNTY OF ALLEN, SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 14<sup>th</sup> day of January 2003, personally appeared G & B LEASING LLC, by Andrew F. Brooks, Member, and acknowledged the execution of the forgoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: April 28, 2007

Resident of Allen County

  
Notary Public


CONSTANCE E. OVERLY  
Printed Name

MAIL TO: 6525 Ardmore Ave., Fort Wayne Indiana 46899

This instrument prepared by Sam Flanadi.

**DULY ENTERED  
FOR TAXATION**

JAN 14 2003



AUDITOR DEKALB COUNTY

DeKalb, IN Recorder

Document # 20300508

Page 1 of 2

**EXHIBIT "A"**

One hundred (100) acres of land off of the west side of the Southwest Quarter of Section 25, in Township 34 N, Range 12 E, in DeKalb County, State of Indiana, being more particularly described as follows, to wit: Commencing at the southwest corner of the aforesaid Southwest Quarter; thence North 00 degrees 00 minutes east 2672.8 feet; thence South 88 degrees 04 minutes, 30 seconds East 1657.4 feet; thence South 00 degrees 14 minutes West, 2658.0 feet; thence North 88 degrees 35 minutes West, 1646.0 feet to the place of beginning, containing 100.9 acres of land, more or less.

EXCEPTING THEREFROM, Beginning at a Bolt Spike at the Southwest corner of said Southwest Quarter; thence North 00 degrees 00 minutes 00 seconds East, (assumed bearing and basis of bearings to follow), a distance of 525.00 feet along the West line of said Southwest Quarter and in County Road 19 to a 5/8" steel rebar set; thence North 90 degrees 00 minutes 00 seconds East, a distance of 425.00 feet to a 5/8" steel rebar set; thence South 00 degrees 00 minutes 00 seconds West, a distance of 160.00 feet parallel with the West line of said Southwest Quarter to a 5/8" steel rebar set; thence South 90 degrees 00 minutes 00 seconds West, a distance of 75.00 feet to a 5/8" steel rebar set; thence South 00 degrees 00 minutes 00 seconds West, a distance of 377.50 feet parallel with the West line of said Southwest Quarter to a Mag Nail set on the South line of said Southwest Quarter also being in State Road #8; thence North 87 degrees 57 minutes 15 seconds West, a distance of 350.22 feet along said South line and in said State Road #8 to the Point of Beginning. Containing 4.544 Acres, more or less. Subject to the right-of-way of County Road 19, State Road 8 and subject to easements of record.

DeKalb, IN Recorder

Document # 20300508

Page :

Criteria: Party Name = CORPORATE ANDERSON LLC

Last Indexed Date: 02/01/2024

Last Verified Date: 02/01/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
10/26/2023	09/19/2023	202305435	ORDINANC...	CORPORATE ANDERSON L...		GRANTOR
02/15/2023	02/15/2023	202300767	SURVEYS	CORPORATE ANDERSON L...		GRANTOR
04/12/2022	03/29/2022	202202240	WARRANTY...	CORPORATE ANDERSON L...		GRANTEE

Results found: 3



Displaying page: 1 of 1

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
12/06/2007	11/15/2007	20707778	SURVEYS	G & B AGGREGATE LLC		GRANTOR
12/06/2007	11/21/2007	20707777	WARRANTY...	G & B AGGREGATE LLC		GRANTOR
10/24/2003	10/07/2003	20312186	ORDINANC...	G & B AGGREGATE LLC		GRANTEE
04/15/2003	04/14/2003	20304106	WARRANTY...	G & B AGGREGATE LLC		GRANTOR
03/20/2003	02/19/2003	20302981	RESTRICT...	G & B AGGREGATE LLC		GRANTOR
02/06/2003	12/17/2002	20301396	DEED OF ...	G & B AGGREGATE LLC		GRANTOR
01/14/2003	01/14/2003	20300508	QUIT CLA...	G & B AGGREGATE LLC		GRANTEE
01/14/2003	01/14/2003	20300507	QUIT CLA...	G & B AGGREGATE LLC		GRANTEE

