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APPROVED

Feb 03 2025 - JH

Jessie Kerst

WARREN COUNTY ASSESSOR

By LAH

250127

**WARREN COUNTY, IN
RECORDER OF DEEDS
MELLISA DRAKE
RECORDED ON
02/04/2025 08:14 AM
QUIT CLAIM DEED
REC FEE: 25.00
PAGES: 3**

KB

State Identification No. 86-12-02-240-108.000-016
86-12-02-240-110.000-016
86-12-02-240-111.000-016

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT Holen Briles Real Estate LLC, an Indiana limited liability company ("Grantor") conveys and warrants to Holen Briles Real Estate LLC, an Indiana limited liability company ("Grantee"), for good and valuable consideration, the receipt of which is hereby acknowledged, the real estate commonly known as 500 State Road 28, Williamsport, Warren County, Indiana, and more particularly described as follows (the "Real Estate"):

TRACT 1

Lots No. 64 and 65 in Forest Park Addition to the Town of Williamsport, Indiana.

ALSO, commencing at the Northeast corner of the Commercial Lot in the Forest Park Addition to the Town of Williamsport, Indiana, running thence South 0° -25' East along the West right-of-way line of State Highway No. 28 a distance of 572.45 feet for a place of beginning, thence continuing South 0° -25' East along the West right-of-way line of State Highway No. 28 a distance of 39.65 feet, thence South 89° -35' West a distance of 200.0 feet, thence North 19° -0' West a distance of 41.65 feet, thence North 89° -35' East a distance of 213.4 feet to the place of beginning, all being a part of Commercial Lot in Forest Park Addition to the Town of Williamsport, Indiana.

TRACT 2

Lot Number One Hundred One (101) and fourteen and nine tenths (14.9) feet of equal and even width off of the southerly side of Lot Number One Hundred Two (102) in Forest Park Addition No. 2 in the Town of Williamsport.

SUBJECT TO the following restriction: from and after the date of this Deed, Grantee shall not operate a gas station or convenience store on the Real Estate ("Restriction"). For the avoidance of doubt, the Restriction shall not prohibit the operation of a grocery store on the Real Estate.

The Restriction shall run with the Real Estate and is and shall be binding upon the Grantee and its successors-in-interest, and assigns.

The undersigned person executing this deed represents and certifies that this conveyance is for no monetary consideration and does not require the filing of Sales Disclosure Form 46021 (R8/7-08).