

THREE RIVERS TITLE COMPANY, INC. 444

1960025028 Page 1

RECORDED 05/08/1996 09:21:36 RECORDER VIRGINIA L. YOUNG ALLEN COUNTY, IN

GRANT OF EASEMENT

THIS INDENTURE that MACKIDS, INC., an Indiana corporation, hereinafter referred to as "Grantor," for and in consideration of One Dollar (\$1.00), the receipt of which is hereby acknowledged, and to benefit the real estate set forth in Exhibit A hereto, does hereby grant, quit-claim and convey to SV VENTURES, an Indiana general partnership, hereinafter referred to as "Grantee," the following:

(A) A temporary easement for the purpose of constructing a covered storm sewer drain 25 feet on either side of a centerline commencing 15 feet east and 20 feet south of the southeast corner of the tract described in Exhibit A hereto and proceeding due north to the Bullerman Ditch, which temporary easement shall terminate upon completion of the construction of said covered storm sewer drain; and

(B) A permanent easement for the maintenance of a covered storm sewer drain and for access for the detention pond 12.5 feet on either side of a centerline commencing 15 feet east and 20 feet south of the southeast corner of the tract described in Exhibit A hereto and proceeding due north to the Bullerman Ditch.

GRANTOR CERTIFIES THAT NO INDIANA GROSS INCOME TAX IS DUE IN CONNECTION WITH THIS EASEMENT. Plans for the construction of the aforementioned covered storm sewer drain must be submitted to Grantor for its approval prior to construction, which approval may not be unreasonably withheld.

Executed this 7 day of May, 1996.

MACKIDS, INC.

Doc. No. 960025028 Receipt No. 7587 Date 05/08/1996 09:21:30 DCFD 3.00 DEED 8.00 DEED 2.00 Total 13.00

By Charles R. McLochlin Pres. Charles R. McLochlin, President

STATE OF INDIANA)) SS: COUNTY OF Hamilton)

DULY ENTERED FOR TAXATION MAY 8 1996

Before me, the undersigned, a Notary Public in and for said county and state, this 7 day of May, 1996, personally appeared Charles R. McLochlin, to me personally known, who being by me sworn, did say that he is the President of MacKids, Inc., and that the foregoing instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said Charles R. McLochlin acknowledged the execution of the foregoing instrument to be the voluntary act and deed of said corporation.

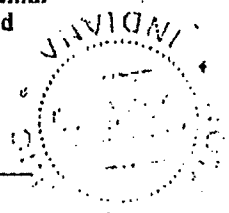
My Commission Expires: Sept. 13, 1996

Notary Public's Signature (Signature)

Resident of: Hamilton

Notary Public's Printed Name: Donnie Frakes

Prepared by: Richard E. Fox, Attorney, 215 East Berry Street, Fort Wayne, IN 46802.



Handwritten initials or mark

EXHIBIT A

A parcel of land located in the Southwest One-Quarter of Section 22, Township 31 North, Range 13 East, Allen County, Indiana, and more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest One-Quarter of Section 22, Township 31 North, Range 13 East, as now established; thence North 0 degree 00 minute East (bearing basis for description) along the West line of said Southwest One-Quarter as now established, a distance of 566.28 feet; thence North 89 degrees 34 minutes East, a distance of 282.29 feet to the point of beginning.

BEGINNING at the above described point; thence North 15 degrees 10 minutes 22 seconds East, a distance of 474.44 feet; thence North 83 degrees 30 minutes East, a distance of 177.15 feet; thence South 74 degrees 49 minutes 38 seconds East, a distance of 145.37 feet; thence South 15 degrees 10 minutes 22 seconds West, a distance of 28.0 feet; thence South 74 degrees 49 minutes 38 seconds East, a distance of 126.85 feet; thence South 15 degrees 10 minutes 22 seconds West, a distance of 295.0 feet; thence South 74 degrees 49 minutes 38 seconds East, a distance of 108.68 feet; thence South 15 degrees 10 minutes 22 seconds West, a distance of 346.20 feet; thence South 89 degrees 34 minutes 00 seconds West, a distance of 140.76 feet; thence on a curve to the right having a radius of 200.0 feet, an arc length of 54.99 feet and being subtended by a chord of 54.82 feet bearing North 82 degrees 33 minutes 25 seconds West; thence North 74 degrees 40 minutes 49 seconds West, a distance of 85.46 feet; thence North 54 degrees 11 minutes 26 seconds West, a distance of 65.54 feet; thence North 44 degrees 24 minutes 49 seconds West, a distance of 63.78 feet; thence North 31 degrees 45 minutes 55 seconds West, a distance of 39.38 feet; thence North 38 degrees 27 minutes 56 seconds West, a distance of 155.32 feet to the point of beginning, containing 7.37 acres of land, more or less.

Most recent deeds of record are #91-36010 ✓
#95-31065 ✓