

**202103657**

**JANET HOWARD**

**MARSHALL COUNTY RECORDER**

**06/04/2021 11:15 AM**

**REC FEE: 25.00 PGS: 2**

## **WARRANTY DEED**

THIS INDENTURE WITNESSETH That:

**Brian C. Fryar and Margaret J. Fox,  
Husband and Wife, as tenants by the entireties,**

**(Grantors)**, of LaPorte County, in the State of Indiana, CONVEY and WARRANT to:

**Eddie Ray Borkholder,**

**(Grantee)**, of Marshall County, in the State of Indiana, for the sum of \$1.00 and other valuable consideration, the following described real estate in **Marshall County**, Indiana:

The North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section Nineteen (19), Township Thirty-two (32) North, Range One (1) East. Situate in Union Township, Marshall County, Indiana.

Together with an easement of ingress and egress over the West 50 feet of the following described real estate: A part of the Northwest Quarter of Section 20, Township 32 North, Range 1 East, Union Township, Marshall County, Indiana, described as follows: Commencing at the Southeast corner of said Quarter Section; thence South 89°51'31" West 2660.68 feet to the Southwest corner of said Quarter Section; thence North 0°12'55" East 1343.30 feet to the Northwest corner of the South Half of said Quarter Section, on the centerline of West 18A Road; thence South 89°57'41" East along the North line of said South Half a distance of 2257.50 feet; thence South 0°20'52" East 857.86 feet; thence South 89°57'41" East 142.23 feet; thence South 0°20'52" West 165.00 feet; thence South 89°57'42" East 264.00 feet to the East line of said Quarter Section (centerline of South Thorn Road); thence South 0°20'52" West 312.10 feet to the point of beginning.

ALSO, an easement for ingress and egress, described as follows: Beginning at the Northwest corner of the Southwest Quarter of Section 20, Township 32 North, Range 1 East, Union Township, Marshall County, Indiana; thence North 89-51-31 East along the North line of said Quarter Section a distance of 50.00 feet; thence Southwesterly 78.85 feet along the arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 45-02-13 West, 70.93 feet to the West line of said Quarter Section; thence North 0-12-55 East 50.00 feet to the point of beginning.

Subject to recorded restrictions, easements, and highways of record and zoning ordinances, but free and clear of all liens and encumbrance, save and except the real estate taxes.

Duly Entered For Taxation Subject To  
Final Acceptance For Transfer  
Jun 04 2021

Julie A. Fox ( SO )  
AUDITOR MARSHALL COUNTY  
ParcelID: 50-21-19-000-012.000-013

**AS PRESENTED**  
May 28 2021  
Janet Howard, Recorder  
Marshall County Indiana

IN WITNESS WHEREOF, Grantor has acknowledged the execution of this Deed this  
28 day of May, 2021.

Brian C. Fryar  
Brian C. Fryar

Margaret J. Fox  
Margaret J. Fox

STATE OF INDIANA )  
COUNTY OF MARSHALL )

Subscribed and sworn before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Brian C. Fryar and Margaret J. Fox**, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my Notarial Hand and Seal this 28 day of May, 2021.

My commission expires: 4/08/2025



Lynn E. Erickson  
Lynn E. Erickson, Notary Public  
Resident of Marshall County, Indiana

Please send tax bills to Grantee: Eddie Ray Borkholder

1459 3<sup>rd</sup> Road, Bremen, IN 46506

This instrument was prepared by Joseph R. Morris, Attorney at Law, Attorney #19494-50, 401 North Center Street, Plymouth, Marshall County, Indiana 46563.

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, Lynn E. Erickson