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**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**

State Form 46234 (R6/ 6-14)

Date (month, day, year)

8/23/2017

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)

4408 Upper Salt Creek Rd, Nashville, IN 47448-8607

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	✓			
Clothes Dryer	✓			
Clothes Washer	✓			
Dishwasher			✓	
Disposal	✓			
Freezer	✓			
Gas Grill	✓			
Hood	✓			
Microwave Oven			✓	
Oven			✓	
Range			✓	
Refrigerator			✓	
Room Air Conditioner(s)	✓			
Trash Compactor	✓			
TV Antenna/Dish	✓			
Other:				

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	✓			
Burglar Alarm	✓			
Ceiling Fan(s)		✓	✓	
Garage Door Opener / Controls	✓			
Inside Telephone Wiring and Blocks/Jacks			✓	
Intercom	✓			
Light Fixtures			✓	
Sauna	✓			
Smoke/Fire Alarm(s)			✓	
Switches and Outlets			✓	
Vent Fan(s)			✓	
60/100/200 Amp Service (Circle one)			✓	
Generator	✓			

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
Eugenia A. Nastoff	08/31/17		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
----------------------------------	-----------------	----------------------------------	-----------------

Property address (number and street, city, state, and ZIP code)

4408 Upper Salt Creek Rd, Nashville, IN 47448-8607

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>0</u> Years.			
Does the roof leak?		✓	
Is there present damage to the roof?		✓	
Is there more than one layer of shingles on the house?		✓	
If yes, how many layers? _____			

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		✓	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓	

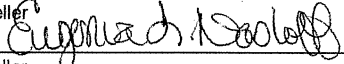
Explain:

1st ceiling fan @ front door stopped working

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			✓
Are there any foundation problems with the structures?		✓	
Are there any encroachments?		✓	
Are there any violations of zoning, building codes, or restrictive covenants?		✓	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?	✓		
Is the access to your property via a public road?		✓	
Is the access to your property via an easement?		✓	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓	
Are there any structural problems with the building?		✓	
Have any substantial additions or alterations been made without a required building permit?		✓	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		✓	
Is there any damage due to wind, flood, termites, or rodents?		✓	
Have any structures been treated for wood destroying insects?		✓	
Are the furnace/woodstove/chimney/flue all in working order?	✓		
Is the property in a flood plain?		✓	
Do you currently pay flood insurance?		✓	
Does the property contain underground storage tank(s)?		✓	
Is the homeowner a licensed real estate salesperson or broker?	✓		
Is there any threatened or existing litigation regarding the property?		✓	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		✓	
Is the property located within one (1) mile of an airport?		✓	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
	08/31/17		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



Form #03.



UTILITY INFORMATION SHEET

Name Eugenia "Red" Nastoff Date 8/31/2017
 Address 4408 Upper Salt Creek Rd, Nashville, IN 47448

LAST 12 MONTHS UTILITIES

MONTH/YEAR	ELECTRICITY	GAS/PROPANE	OIL	WATER	OTHER
7/2017	101.00	Summer fill 414.73		28.41	
6/2017	126.00			28.41	
5/2017	179.00			28.41	
4/2017	181.00			28.41	
3/2017	199.00			35.52	
2/2017	214.00			36.93	
1/2017	214.00	395.88		45.45	
12/2016	119.00				
11/2016	90.00				
10/2016	123.00				
9/2016	131.00	Summer fill 336.99			
8/2016	111.00				

OTHER SERVICES

LOT OWNERS ASSOCIATION/ROAD MAINTENANCE

INTERNET	COST	36.00	PROVIDER	AT&T
CABLE TV/SATELLITE	COST		PROVIDER	None - But several are available
TRASH PICKUP	COST		PROVIDER	None - But several are available
OTHER				

Sewage Disposal System

No 2126

PERMIT

No. 98-15662

Is hereby issued to [x]

() Owner Brian & Debbie Blessing

() System Contractor Rick Grubb

() Building Contractor

For a (system size) 1000 gal./min./100 gal./min./250 gal./min./per drain

at Upper Salt Creek Rd. Lot Subdivision Road or Drive

on this 22nd day of July 1998 by the

Brown County Department of Health

Martin Paul M.A.

County Health Officer

Backfill Approval

7-26-99

BROWN COUNTY DEPARTMENT OF HEALTH

**PLEASE
NOTE**

P.O. Box 281
Court House Annex
NASHVILLE, IND. 47448-0281
Phone (812) 988-2255

**READ
CAREFULLY**

Brown County Ordinance I-72 as Amended

This PERMIT is issued for the construction (or repair) of a sewage disposal system in accordance with plans and specifications as they were submitted on the application and approved by the Brown County Department of Health. Any alteration of, or deviation from, those plans must be approved by the Health Department.

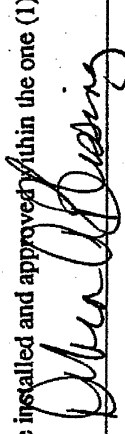
This permit shall be posted in a conspicuous place at or near the building where the sewage disposal system is under construction. It shall be plainly visible from the public thoroughfare serving this building.

This permit does not become effective until the installation is completed in accordance to the approved plans to the satisfaction of the Health Department.

When the system has been installed and underground portions are ready to be covered, contact the Health Department 24 hours in advance for the final or "backfill" inspection. If the system has been satisfactorily completed, this POSTED permit will be signed on the space provided on its face. The system can be covered when the permit has been signed for "Backfill Approval."

This permit is valid for one (1) year from date of issue. The system must be installed and approved within the one (1) year period. I have read the above and understand the requirements.

X



BACKFILL APPROVED

7-26-99

PERMIT #

98-15662

#2126

SYSTEM CONTRACTOR

Rick Grubb

DATE ISSUED

7-22-98

APPLICATION FOR SEWAGE DISPOSAL SYSTEMName: Matthew + Debbie Blessing Phone#: 317-878-4923Mailing address: (include city & zip) 8 Lakewood DriveTerre Haute Indiana 46181

Address of proposed system:

Upper Salt Creek

Subdivision

Lot #

Lot size

5

Township

Hamblen

Commercial

Residential

☒

New constr.

☒

Repair

Addition

Is a municipal sewer located within 150 ft. of property? NOWATER SOURCE: Cistern ☐ Well ☒ Lake ☐ Public NameSEPTIC TANK: Concrete ☒ Metal ☐ Gal. liquid capacity 1000IF RESIDENTIAL: Bedrooms 2, Baths 1 1/2, Jetted bathtub? NOGrease trap? no Tank cover openings and baffles? yes, Materialsused for sewer lines and fields PVC. TYPE OF SEPTIC SYSTEM:PumpDISTANCE TO DWELLING: Tank 10'Field 15', Distance water line from septic system 400'.ABSORPTION FIELD: No. of trenches 4, depth 10", width 36"length 90', total sq. ft. 1000. Is a stream, ditch, or creekwithin 25 feet? no. Perimeter drain? yes, depth 48"WILL THIS BE THE ONLY DWELLING ON THIS PARCEL OF LAND? yes

I, the undersigned applicant, agree to post the permit on the property so it will be visible from the nearest county or state road. I will insure that an inspection is made of the system prior to backfill by notifying the Brown County Health Department at 988-2255 at least 24 hours in advance. I further understand that this permit is valid one year from date of issue and is nontransferable.

SYSTEM MUST BE INSTALLED PRIOR TO ABOVEGROUND CONSTRUCTION OR PLACING A MOBILE HOME ON THE PROPERTY.

SIGNATURE:

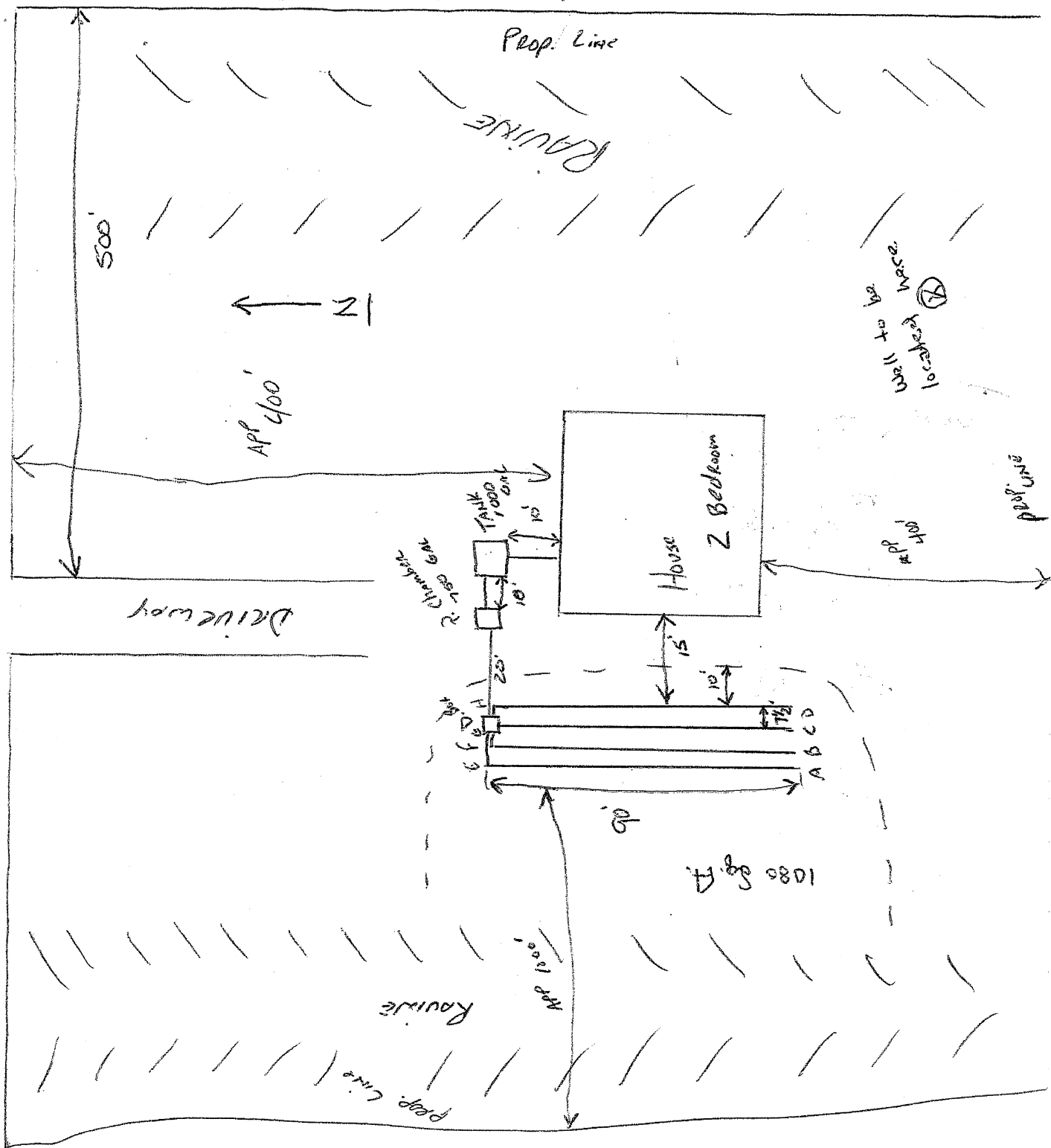
Debra BlessingDATE: 7-22-98

Contractors: Rick Grubbs

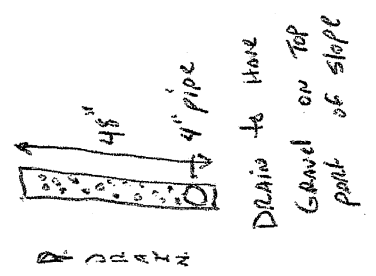
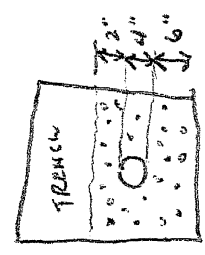
Upper Solt Creek RD.

Drawing shows 7638 Stone Co. Common Drive

* Well NOT in yet



- A 4'04" C 4'02"
- B 3'10" F 3'08"
- C 3'0" G 3'02"
- D 2'4" H 2'05"



11.
#95-374

PERPETUAL, NON-EXCLUSIVE EASEMENT
FOR ROADWAY AND UTILITY PURPOSES
AND DEDICATION TO THE PUBLIC

THIS AGREEMENT, made and entered into this 30th day of January, 1995 by and between MORGAN LAND COMPANY, INC. (acting herein by and through Tracy Bock, its Attorney-in-Fact, duly appointed and acting pursuant to a Power of Attorney, dated and recorded June 23, 1993 in Miscellaneous Record 59, pages 581-582, as Instrument No. 93-2274) and LADSON RICHARDSON and EILEEN RICHARDSON, husband and wife, all of Brown County, Indiana,

WITNESSETH THAT:

WHEREAS, MORGAN LAND COMPANY, INC. has caused a 40-foot wide perpetual, non-exclusive easement for ingress, egress and utilities to be surveyed for the purpose of constructing a roadway through certain parts of the Southwest quarter of the Northwest quarter, the Southeast quarter of the Northwest quarter, and the Northeast quarter of the Southwest quarter of Section 35, Township 10 North, Range 3 East, of which Morgan Land Company, Inc. is the owner in fee simple, and which real estate is located in Hamblen Township, Brown County, Indiana, and is described as follows, to-wit:

The Southwest quarter of the Northwest quarter,
the Southeast quarter of the Northwest quarter,
the Northwest quarter of the Southwest quarter,
part of the Southwest quarter of the Northeast quarter,
part of the Northwest quarter of the Southeast quarter,
part of the Northeast quarter of the Southwest quarter,
part of the Southwest quarter of the Southwest quarter, and
part of the Southeast quarter of the Southwest quarter,
all in Section 35, Township 10 North, Range 3 East, Hamblen Township, Brown County, Indiana, described as follows:

95-374
Received For Record
This 2 day of February
A.D. 1995 at 8:21 o'clock AM
and recorded in record Easement 10
Page 228-233
RECORDER OF BROWN COUNTY
Sandy J. Juty

Beginning at a granite store found marking the Northwest corner of the Southwest quarter of the Northwest quarter of said Section 35;
thence South 89 degrees 37 minutes 35 seconds East (assumed bearing) 1357.88 feet to a sandstone found marking the Northeast corner of said Southwest quarter of the Northwest quarter, also being the Northwest corner of said Southeast quarter of the Northwest quarter;
thence North 89 degrees 03 minutes 05 seconds East 381.56 feet to a railroad spike found in Upper Salt Creek County Road marking the Northeast corner of said Southeast quarter of the Northwest quarter;
thence with the center of said County Road:
South 04 degrees 34 minutes 24 seconds West 251.67 feet to an iron pin set,
South 03 degrees 45 minutes 20 seconds West 373.27 feet to an iron pin set,
South 00 degrees 13 minutes 20 seconds West 118.36 feet to an iron pin set,
South 07 degrees 28 minutes 26 seconds East 63.66 feet to an iron pin set,
South 23 degrees 30 minutes 20 seconds East 81.09 feet to an iron pin set,
South 30 degrees 51 minutes 02 seconds East 166.74 feet to an iron pin set,
South 26 degrees 13 minutes 00 seconds East 82.54 feet to an iron pin set,
South 12 degrees 45 minutes 51 seconds East 77.52 feet to an iron pin set,
South 05 degrees 51 minutes 00 seconds East 243.76 feet to an iron pin set,
South 10 degrees 10 minutes 42 seconds East 131.67 feet to an iron pin set,
South 03 degrees 19 minutes 33 seconds East 63.18 feet to an iron pin set,
South 06 degrees 34 minutes 55 seconds West 81.98 feet to an iron pin set,
South 26 degrees 57 minutes 53 seconds West 53.75 feet to an iron pin set,
South 47 degrees 48 minutes 12 seconds West 59.55 feet to an iron pin set, and
South 02 degrees 33 minutes 30 seconds West 188.62 feet to a railroad spike set,
thence North 01 degree 45 minutes 44 seconds East 22.34 feet to an iron pipe found;
thence South 89 degrees 50 minutes 37 seconds West 294.08 feet to an iron pipe found;
thence South 01 degree 51 minutes 51 seconds East 305.69 feet to a railroad spike set in the center of Upper Salt Creek County Road;
thence with the center of said County Road:
South 19 degrees 44 minutes 03 seconds West 115.55 feet to an iron pin set,
South 03 degrees 02 minutes 08 seconds East 81.71 feet to an iron pin set,
South 14 degrees 11 minutes 42 seconds East 176.93 feet to an iron pin set,
South 04 degrees 08 minutes 45 seconds East 79.0 feet to an iron pin set,
South 15 degrees 48 minutes 32 seconds West 100.10 feet to an iron pin set,
South 25 degrees 21 minutes 40 seconds West 634.09 feet to an iron pin set,
South 35 degrees 22 minutes 27 seconds West 86.95 feet to an iron pin set,

South 44 degrees 00 minutes 00 seconds West 137.73 feet to an iron pin set, and
South 56 degrees 00 minutes 40 seconds West 133.22 feet to an iron pin found in
the intersection of said County Road and Bean Blossom/Gatesville County Road;
thence with the Bean Blossom/Gatesville County Road
North 80 degrees 42 minutes 24 seconds West 146.32 feet to an iron pin found,
North 68 degrees 10 minutes 35 seconds West 99.36 feet to an iron pin found,
North 57 degrees 13 minutes 45 seconds West 70.57 feet to an iron pin found,
North 43 degrees 59 minutes 56 seconds West 99.04 feet to a rebar found,
North 53 degrees 34 minutes 51 seconds West 139.43 feet to a rebar found,
North 62 degrees 35 minutes 03 seconds West 143.9 feet to a rebar found,
North 66 degrees 58 minutes 43 seconds West 197.79 feet to a rebar found, and
South 85 degrees 12 minutes 40 seconds West 188.85 feet to a railroad spike
set;
thence North 00 degrees 06 minutes 35 seconds East 461.22 feet to an iron pipe
found in the South line of the Northwest quarter of the Southwest quarter of
said Section 35;
thence South 89 degrees 20 minutes 19 seconds West with said South line 899.8
feet to an iron pipe found marking the Southwest corner of said Northwest
quarter of the Southwest quarter;
thence North 00 degrees 26 minutes 10 seconds East with the West line of said
Northwest quarter of the Southwest quarter and the West line of the Southwest
quarter of the Northwest quarter of said Section 35,
2684.42 feet to the beginning, containing 183.765 acres, more or less,

EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCELS:

Part of the Southeast quarter of the Northwest quarter, and
part of the Southwest quarter of the Northeast quarter of Section 35, Township
10 North, Range 3 East, Hamblen Township, Brown County, Indiana, described as
follows:

Commencing at the Northeast corner of the Southeast quarter of the Northwest
quarter of said Section 35, said point of beginning being in Upper Salt Creek
County Road;

thence with the center of said County Road:

South 04 degrees 34 minutes 24 seconds West (assumed bearing) 50.0 feet,

South 04 degrees 34 minutes 24 seconds West 201.07 feet, and

South 03 degrees 45 minutes 20 seconds West 165.00 feet to the point of

beginning for the tract herein described;

thence continuing with the center of said County Road:

South 03 degrees 45 minutes 20 seconds West 208.27 feet,

South 00 degrees 13 minutes 20 seconds West 118.36 feet,

South 07 degrees 28 minutes 26 seconds East 63.66 feet,

South 23 degrees 30 minutes 20 seconds East 81.09 feet,

South 30 degrees 51 minutes 02 seconds East 166.74 feet,

South 26 degrees 13 minutes 00 seconds East 82.54 feet, and

South 12 degrees 45 minutes 51 seconds East 77.52 feet;

thence South 86 degrees 37 minutes 37 seconds West 624.94 feet;

thence North 08 degrees 20 minutes 26 seconds West 811.75 feet;

thence South 89 degrees 00 minutes 41 seconds East 576.08 feet

to the beginning, containing 10 acres, more or less,

Part of the Southeast quarter of the Northwest quarter of Section 35, Township
10 North, Range 3 East, Hamblen Township, Brown County, Indiana, described as
follows:

Commencing at the Northeast corner of the Southeast quarter of the Northwest
quarter of said Section 35, said point of beginning being in Upper Salt Creek
County Road;

thence South 04 degrees 34 minutes 24 seconds West (assumed bearing) with the
center of said County Road 50.0 feet to the point of beginning for the tract
herein described;

thence continuing with the center of said County Road:

South 04 degrees 34 minutes 24 seconds West 201.07 feet, and

South 03 degrees 45 minutes 20 seconds West 165.00 feet;

thence North 89 degrees 00 minutes 41 seconds West 576.08 feet;

thence North 08 degrees 20 minutes 26 seconds West 348.00 feet;

thence North 89 degrees 03 minutes 05 seconds East 653.40 feet to the

beginning, containing 5 acres, more or less,

ALSO, part of the Southeast quarter of the Northwest quarter,
part of the Southwest quarter of the Northeast quarter,
part of the Northwest quarter of the Southeast quarter, and
part of the Northeast quarter of the Southwest quarter of Section 35, Township
10 North, Range 3 East, Hamblen Township, Brown County, Indiana, described as

fol

Commencing at the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 35, said point of beginning being in Upper Salt Creek County Road;
thence South 04 degrees 34 minutes 24 seconds West (assumed bearing) with the center of said County Road 50.0 feet;
thence South 89 degrees 03 minutes 05 seconds West 653.40 feet;
thence South 08 degrees 20 minutes 26 seconds East 1159.75 feet to the point of beginning for the tract herein described;
thence North 86 degrees 37 minutes 37 seconds East 624.94 feet to the center of Upper Salt Creek County Road;
thence with the center of said County Road:
South 05 degrees 51 minutes 00 seconds East 243.76 feet,
South 10 degrees 10 minutes 42 seconds East 131.27 feet,
South 03 degrees 19 minutes 33 seconds East 63.18 feet,
South 06 degrees 34 minutes 55 seconds West 81.98 feet,
South 26 degrees 57 minutes 53 seconds West 53.75 feet,
South 47 degrees 48 minutes 12 seconds West 59.55 feet, and
South 52 degrees 33 minutes 30 seconds West 188.62 feet;
thence North 01 degree 45 minutes 44 seconds East 22.34 feet;
thence North 01 degree 51 minutes 31 seconds West 480.34 feet;
thence South 89 degrees 50 minutes 39 seconds West 406.54 feet;
thence North 08 degrees 20 minutes 26 seconds West 183.05 feet
to the beginning, containing 5 acres, more or less,

WHEREAS, LADSON RICHARDSON and EILEEN RICHARDSON, husband and wife, are purchasing on Contract for Conditional Sale of Real Estate the following described parcel of real estate from said MORGAN LAND COMPANY, INC., to-wit:

Part of the Northeast quarter of the Southwest quarter of Section 35, Township 10 North, Range 3 East, Hamblen Township, Brown County, Indiana, described as follows:

Commencing at the Southeast corner of the Northeast quarter of the Southwest quarter of said Section 35;
thence North 32 degrees 28 minutes 53 seconds West (assumed bearing) 547.32 feet to the center of Upper Salt Creek County Road and the point of beginning for the tract herein described;
thence with the center of a 40-foot wide easement for ingress, egress and utilities:
North 16 degrees 10 minutes 02 seconds West 167.74 feet, and
North 36 degrees 31 minutes 26 seconds West 102.91 feet;
thence North 01 degree 51 minutes 31 seconds West 574.60 feet;
thence North 89 degrees 50 minutes 39 seconds East 406.54 feet;
thence South 01 degree 51 minutes 31 seconds West 574.60 feet;
thence North 89 degrees 50 minutes 39 seconds East 406.54 feet;
thence South 01 degree 51 minutes 31 seconds East 480.34 feet;
thence South 89 degrees 50 minutes 37 seconds West 294.08 feet;
thence South 01 degree 51 minutes 31 seconds East 306.69 feet
to the center of said County Road;
thence South 19 degrees 44 minutes 03 seconds West with the center of said County Road 33.77 feet to the beginning, containing 5 acres, more or less,

AND WHEREAS, it is the desire and intent of the parties hereto to establish record evidence of the location and centerline description of the above easement, the rights and obligations of said parties with respect thereto, and of their respective successors and assigns, who may hereafter be owners of any part of the above described parcels of real estate; and of the dedication of said roadway to the Public for roadway and utility purposes,

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the benefits to each of the parties hereto, by reason of the establishment, location and dedication of said road, and of the mutual covenants and agreements hereinafter set forth, the parties hereto do mutually promise, covenant and agree as follows, to-wit:

1. The above named parties grant to each other, their successors and assigns, a perpetual, non-exclusive easement for access and utilities over said roadway, described as follows:

A 40 foot wide easement for ingress, egress and utilities over an existing roadway located in part of the Southwest quarter of the Northwest quarter, part of the Southeast quarter of the Northwest quarter, and part of the Northeast quarter of the Southwest quarter of Section 35, Township 10 North, Range 3 East, Hamblen Township, Brown County, Indiana the centerline of which is

described as follows:

Commencing at a stone found marking the Southeast corner of the Northeast quarter of the Southwest quarter of said Section 35;
thence North 32 degrees 28 minutes 53 seconds West (assumed bearing) 547.32 feet to an iron pin found in the center of Upper Salt Creek County Road and the point of beginning for the easement herein described;
thence North 16 degrees 10 minutes 02 seconds West 167.74 feet to a railroad spike set;
thence North 36 degrees 31 minutes 26 seconds West 102.91 feet to a railroad spike set;
thence North 40 degrees 55 minutes 07 seconds West 241.54 feet to a railroad spike set;
thence North 34 degrees 56 minutes 08 seconds West 155.06 feet to a railroad spike set;
thence North 77 degrees 10 minutes 32 seconds West 140.25 feet to a railroad spike set;
thence South 70 degrees 03 minutes 48 seconds West 176.15 feet to a railroad spike set;
thence North 73 degrees 25 minutes 58 seconds West 117.24 feet to a railroad spike set;
thence North 36 degrees 39 minutes 50 seconds West 100.40 feet to a railroad spike set;
thence North 17 degrees 25 minutes 57 seconds West 100.83 feet to a railroad spike set;
thence North 03 degrees 18 minutes 49 seconds West 200.91 feet to a railroad spike set;
thence North 24 degrees 04 minutes 16 seconds West 198.59 feet to a railroad spike set;
thence North 28 degrees 47 minutes 00 seconds West 284.28 feet to a railroad spike set and the terminus of said 40 foot wide easement. The sidelines of said 40 foot wide easement are to be extended or shortened to meet at angle points.

2. The covenants and agreements herein contained and set forth shall for all purposes be construed and considered as covenants and agreements running with the title to each of the above described parcels of real estate or any part thereof, and shall inure to the benefit of and be binding upon the parties hereto, their respective heirs, devisees, legal representatives and assigns.
3. The parties hereby dedicate said 40-foot wide roadway to the Public for roadway and utility purposes.
4. All costs and expenses of maintaining, repairing and improving said public way shall be borne by the land owners adjoining and using said public way, and said obligations shall constitute covenants running with the land.

IN WITNESS WHEREOF, the above named parties have hereunto set their hands and seals this 30th day of January, 1995.

MORGAN LAND COMPANY, INC.

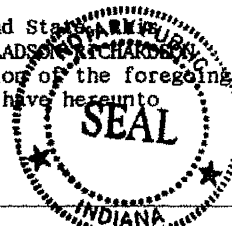
By: Tracy Bock
Tracy Bock, Attorney-in-Fact

Ladson Richardson
LADSON RICHARDSON
Eileen Richardson
EILEEN RICHARDSON

State of Indiana,
County of Brown, SS:

Before me, the undersigned, a Notary Public in and for said County and State of Indiana, on this 30th day of January, 1995, personally appeared LADSON RICHARDSON and EILEEN RICHARDSON, husband and wife, and acknowledged the execution of the foregoing agreement to be their voluntary act and deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

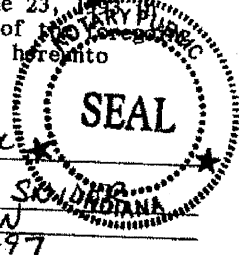
Georgia E. Snider
Notary Public
Printed name: GEORGIA E. SNIDER
County of residence: BROWN
My commission expires: 6-9-97



State of Indiana,
County of Brown, SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 30th
day of January, 1995, personally appeared MORGAN LAND COMPANY, INC., by Tracy
Bock, its attorney-in-fact pursuant to a Power of Attorney recorded June 23, 1994,
Miscellaneous Record 59, pages 581-582, and acknowledged the execution of the foregoing
agreement to be his voluntary act and deed. In witness whereof, I have hereunto
subscribed my name and affixed my official seal.

Georgia E. Snider
Notary Public
Printed name: GEORGIA E. SNIDER
County of residence: BROWN
My commission expires: 6-4-97



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This instrument prepared by
RAYMOND W. GRAY
Attorney at Law
Nashville, IN 47448



Recent Improvements



Property Address: 4408 Upper Salt Creek Rd

by whole house remodel	Roof & skylights	8/2017	
	5 stage heat pump/furnace	12/2015	w/smart phone controls
	Pergo Max floor Kitchen/living room	8/2015	
	Levelor Blinds		
	Brown In Water (from listern)	8/2012	
	Stainless refrigerator/stove	2013	
	Stainless dishwasher/microwave	8/2017	
	Summer LP Gas fill/3 bricks wood	7/2017	
	front porch railing		
	retaining wall/parking area	8/2016	
	light/ceiling fan-dining room	5/2014	
	keyless entry door lock		
	metal metal gutter guards	7/2016	
	septic pumped & inspected	4/2017	
	fireplace maintained by "The Chimney Man"	9/2015	every other year

The above information is to the best of my knowledge. No warranties or guarantees are expressed or implied. I give permission for this information to be given to prospective buyers.



FAA DISCLOSURE

The Federal Aviation Administration has granted an extension of an already existing military flight zone to the Indiana Air National Guard effective August 3, 2006, from Camp Atterbury. Portions of Brown, Bartholomew and Jackson Counties are within flight zone parameters.

Seller gives permission to Carpenter Hills O' Brown Realty, its Broker, and/or assigns to disclose this statement to potential Buyer(s) of this property and that further information concerning the military fly zone may be obtained by calling Camp Atterbury's Public Affairs Office at 812-526-1386.

Eugene D. Bartlett 8/28/2017
Seller Date Seller Date

Buyer Date Buyer Date

Seller states that the information contained in this Disclosure is correct to the best of the Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the seller.



SELLER MOTIVATION DISCLOSURE

Effective 7/1/94, Indiana Law prescribes that the motivation of a Seller in a real estate transaction cannot be discussed without the written permission of that Seller.

Circle one:

As Seller below signed, I DO*, DO NOT authorize Carpenter Hills O' Brown Realty, Inc. to divulge my motivation for selling.

Our motivation for selling is purchased another home

X Eugenia L. Nostoff 8/28/2017
Seller Signature Date

X _____
Seller Signature Date

X Shirley Shih 8/28/2017
Listing Agent Signature Date

UTILITIES SERVING BROWN COUNTY

Please check those applicable

ELECTRIC

Duke Energy	800-521-2232
Jackson County REMC	800-288-4458
South Central Indiana REMC	800-264-7362

NATURAL GAS

Indiana Natural Gas	812-988-2512*
	800-778-0659

PROPANE

Columbus Silgas	812-372-4469
Gailes Gas	812-597-4451*
Suburban Propane	812-988-4503*
Warford Gas	812-988-4373*
White River Coop	800-241-2288

TELEPHONE

AT&T	800-288-2020
Smithville	812-876-2211
Century Link (Cordry-Sweetwater)	800-786-6272

TRASH PICKUP

Knight's	812-988-8000*
Rumpke	812-372-1225
Spicers	812-988-7206*

RECYCLING

Brown County Solid Waste Mgt	812-988-0140*
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WATER

Brown County Water	812-988-6611*
Jackson County Water	812-358-3654
Southwestern Bartholomew	812-342-4421
Town of Nashville (Water & Sewer)	812-988-7064*
Cordry Sweetwater Conservancy	317-933-2893

DELIVERY

Water Well	812-327-2067 345-6753
Water You Waiting For	812-988-4019

CABLE TV

NewWave	844-546-3278
Comcast Services-Bloomington	800-934-6489

*Local call from Nashville

Revised 10/15

DSL w/AT&T