

2024001906
RECORDED: 01/12/2024 03:30:49 PM
NICOLE KEESLING
ALLEN COUNTY RECORDER
FORT WAYNE, IN

Washington - 23572640 **SPECIAL WARRANTY DEED**
02-07-21-200-006.000-073

THIS INDENTURE WITNESSETH, that for and in consideration of the sum of One and No/100 Dollar (\$1.00) and other valuable consideration in hand paid to **RIDGEBROOK HILLS LLC**, a Delaware limited liability company ("Grantor"), Grantor hereby CONVEYS AND WARRANTS to **SCI RIDGEBROOK HILLS LLC**, a Delaware limited liability company ("Grantee") the following described real estate located in Allen County, State of Indiana, together with all improvements located thereon (the "Property"):

SEE EXHIBIT A attached hereto and made a part hereof.

The address of such real estate is commonly known as 2737 West Washington Center Road, Fort Wayne, IN 46818.

Subject to (i) any exception arising out of an act of Grantee or its representatives, agents, employees or independent contractors; (ii) building restrictions, zoning and subdivision ordinances and regulations and other applicable laws heretofore and hereafter adopted by any governmental authority relating to the Property; (iii) all matters of record, including without limitation, those items set forth on **EXHIBIT B** attached hereto and made a part hereof; (iv) rights of tenants under leases as tenants, licensees, occupants, users or other grantees of the Property only; (v) real estate taxes and assessments for 2023 and subsequent years not yet due and payable; and (vi) all matters which a physical inspection and/or an accurate ALTA/NSPS survey of the Property would reveal.

Grantor and Grantor's successors shall warrant and defend Grantee against the lawful claims and demands of all persons claiming by, through, or under the Grantor, but against none other.

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[SIGNATURE PAGE NEXT PAGE]

{00066543 - 1}

First American Title Insurance
National Commercial Services
NCS- 1198417 CO

AUDITOR'S OFFICE
Duly entered for taxation. Subject
to final acceptance for transfer.
Jan 12 2024
Nicholas D Jordan
AUDITOR OF ALLEN COUNTY

IN WITNESS WHEREOF, Grantor has caused this deed to be executed as of this ^{20th}~~24~~ day of December, 2023.

GRANTOR:

RIDGEBROOK HILLS LLC, a Delaware limited liability company

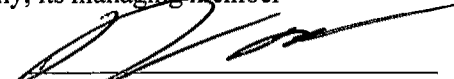
By: Ridgebrook Hills Holdings LLC, a Delaware limited liability company, its manager

By: Affordable Communities Fund VI, LLC, a Utah limited liability company, its manager

By: Affordable Communities Fund Partners II, LLC, a Utah limited liability company, its manager

By: Havenpark Capital Partners, LLC, a Utah limited liability company, its managing member

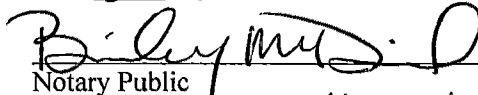
By: Hacienda Capital Partners, LLC, a Texas limited liability company, its managing member

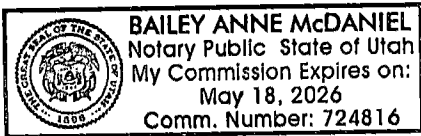
By: 
Robison Pratt, Sole Manager

STATE OF UTAH)
)SS
COUNTY OF UTAH)

Before me, a notary public in and for said County and State, personally appeared Robison Pratt, the Sole Manager of Hacienda Capital Partners, LLC, a Texas limited liability company, who acknowledged that he did sign the foregoing instrument as Sole Manager of Hacienda Capital Partners, LLC, a Texas limited liability company, in its capacity as Managing Member of Havenpark Capital Partners, LLC, a Utah limited liability company, in its capacity as Managing Member of Affordable Communities Fund Partners II, LLC, a Utah limited liability company, in its capacity as Manager of Affordable Communities Fund VI, LLC, a Utah limited liability company, as Manager of Ridgebrook Hills Holdings LLC, a Delaware limited liability company, as Manager of Ridgebrook Hills LLC, a Delaware limited liability company and that the same is his free and voluntary act and deed on behalf of said limited liability company.

In testimony whereof, I have set my hand this 20 day of December, 2023.


Notary Public
My commission expires: May 18 2026



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.

By: Jennifer Haynes, Esq.

Prepared by:

Jennifer Haynes, Esq.
MDH Law Group, LLC
1001 Bannock Street, #135
Denver, Colorado 80204

After recording return to:

Whiteford Taylor & Preston, LLP
Two James Center
1021 E. Cary Street, Ste. 1700
Richmond, VA 23219
Attn: Katja H. Hill, Esq.

Grantee Address:

SCI Ridgebrook Hills LLC
100 South Belcher Road, Ste. 7534
Clearwater, FL 33758

Send Tax Bills to:

SCI Ridgebrook Hills LLC
100 South Belcher Road, Ste. 7534
Clearwater, FL 33758

Map Parcel No.

02-07-21-200-006.000-073

{00066543 - 1}

**EXHIBIT A
TO DEED**

LEGAL DESCRIPTION

TRACT I:

TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 12 EAST, SAID POINT BEING THE INTERSECTION OF THE CENTERLINES OF THE WASHINGTON CENTER AND HATFIELD ROADS; THENCE NORTH 88 DEGREES 38 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 391.9 FEET TO A POINT; THENCE SOUTH 1 DEGREE 21 MINUTES 30 SECONDS EAST 396 FEET TO A POINT; THENCE NORTH 88 DEGREES 38 MINUTES 30 SECONDS EAST A DISTANCE OF 771.5 FEET TO A POINT; THENCE SOUTH 1 DEGREE 21 MINUTES 30 SECONDS EAST A DISTANCE OF 80 FEET TO A POINT; THENCE NORTH 88 DEGREES 38 MINUTES 30 SECONDS EAST A DISTANCE OF 225.72 FEET TO A POINT; THENCE NORTH 1 DEGREE 21 MINUTES 30 SECONDS WEST A DISTANCE OF 476.52 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 21; THENCE NORTH 88 DEGREES 38 MINUTES 30 SECONDS EAST ALONG SAID NORTH LINE OF NORTHEAST QUARTER OF SECTION 21 A DISTANCE OF 1085.04 FEET TO A POINT ON THE WEST RIGHT OF WAY OF THE PENNSYLVANIA RAILROAD; THENCE SOUTH 0 DEGREES 10 MINUTES WEST ALONG SAID RAILROAD RIGHT OF WAY 1032.0 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF INTERSTATE HIGHWAY NUMBERED 69; THENCE ALONG SAID NORTH RIGHT OF WAY OF INTERSTATE HIGHWAY NUMBERED 69 TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 990 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 12 EAST; THENCE SOUTH 88 DEGREES 38 MINUTES 30 SECONDS WEST A DISTANCE OF 675.5 FEET TO A POINT ON THE WEST LINE OF THE SAID NORTHEAST QUARTER OF SECTION 21, ALSO BEING THE CENTERLINE OF THE HATFIELD ROAD; THENCE NORTH 0 DEGREES 19 MINUTES EAST 1657.5 FEET TO THE PLACE OF BEGINNING AND CONTAINING 68.66 ACRES OF LAND, MORE OR LESS.

ALSO:

TRACT II:

PART OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 12 EAST, LYING NORTH OF INTERSTATE HIGHWAY 69 PROJECT NO- 69-4(3) 109 1959; ALSO PART OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER AND PART OF THE WEST ONE-HALF OF THE SOUTHWEST QUARTER IN SAID SECTION 21 LYING NORTH OF SAID INTERSTATE HIGHWAY NO. 69; ALSO PART OF THE SOUTH 990 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 21 LYING NORTH OF SAID INTERSTATE HIGHWAY NO. 69; ALL SITUATED IN ALLEN COUNTY, INDIANA, AND IN TOTAL BY METES AND BOUNDS, DESCRIBED AS FOLLOWS, TO- WIT: COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 21; THENCE SOUTHERLY ALONG THE EAST LINE OF THE EAST ONE- HALF OF THE NORTHWEST QUARTER OF SAID SECTION 21 AS DEFINED BY THE CENTERLINE OF A PUBLIC ROAD KNOWN AS THE HATFIELD ROAD, A DISTANCE OF 1661.3 FEET TO THE NORTH LINE OF THE SOUTH 990 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 21 THENCE EAST ALONG THE LINE AFORESAID BY A DEFLECTION LEFT OF 90 DEGREES 12 MINUTES, A DISTANCE OF 693.7 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 69 AS SITUATED 100 FEET RADIALLY DISTANT NORTHWESTWARD OF LINE P.R.NO.2; THENCE SOUTHWESTWARD ALONG SAID RIGHT-OF-WAY LINE ON A CIRCULAR CURVE TO THE LEFT, EXTRORSELY CONCENTRIC TO THE 1 DEGREE 32 MINUTE P.R. NO. 2 CURVE, A DISTANCE OF 856.2 FEET OF WHICH THE SUBTENDED CHORD OF SAID CURVE HAS A DEFLECTION RIGHT OF 141 DEGREES 37 MINUTES

AND A DISTANCE OF 854.3 FEET; THENCE CONTINUING ALONG SAID 1-69 RIGHT-OF-WAY LINE BY A DEFLECTION LEFT OF 0 DEGREES 40 MINUTES FROM THE CHORD AFORESAID, A DISTANCE OF 202.0 FEET TO A POINT SITUATED 125.0 FEET RADIALLY DISTANT NORTHWESTWARD OF P.R. NO. 2 AT PLAN STATION 448+00; THENCE CONTINUING ALONG SAID INTERSTATE HIGHWAY NO. 69 RIGHT OF WAY LINE BY A DEFLECTION LEFT OF 9 DEGREES 28 MINUTES, A DISTANCE OF 177.4 FEET TO A POINT OF CURVE AT PLAN STATION 446+28.68 (P.R.NO. 2) AND STATION 0+00 (NWC), SAID POINT SITUATED 126 FEET RADIALLY DISTANT NORTH-WESTWARD OF P.R. NO. 2 AND 60 FEET NORMALLY DISTANT NORTHWESTWARD OF LINE NWC; THENCE SOUTHWESTERLY ALONG SAID 1-69 RIGHT OF WAY LINE ON A CIRCULAR CURVE TO THE RIGHT INTROSELY CONCENTRIC TO THE 8 DEGREE, 00 MINUTE NWC CURVE, A DISTANCE OF 338.25 FEET TO A POINT OF TANGENT AT PLAN STATION 3+69.18 AS SITUATED 60 FEET NORMALLY DISTANT NORTHWESTWARD OF SAID LINE NWC OF WHICH THE SUBTENDED CHORD OF SAID CURVE HAS A DEFLECTION RIGHT OF 15 DEGREES 17 MINUTES FROM THE CHORD AFORESAID AND A DISTANCE OF 334.5 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG SAID, NWC RIGHT OF WAY CURVE LINE TANGENT, A DISTANCE OF 597.74 FEET TO A POINT OF CURVE AT PLAN STATION 9+66.92 AS SITUATED 60 FEET NORMALLY DISTANT NORTHWESTWARD OF LINE NWC; THENCE CONTINUING ALONG SAID NWC RIGHT-OF- WAY LINE ON A CIRCULAR CURVE TO THE RIGHT INTROSELY CONCENTRIC TO THE 8 DEGREE 00 MINUTE NWC CURVE, A DISTANCE OF 557.2 FEET TO PLAN STATION 15+75 OF WHICH THE SUBTENDED CHORD TO SAID CURVE HAS A DEFLECTION RIGHT OF 24 DEGREES 19 MINUTES AND A DISTANCE OF 540.4 FEET; THENCE CONTINUING ALONG SAID NWC RIGHT-OF-WAY LINE, BY A DEFLECTION RIGHT OF 33 DEGREES 06 MINUTES FROM THE SUBTENDED CHORD PRODUCED, A DISTANCE OF 116.9 FEET TO PLAN STATION 17+03.23 AS SITUATED 68.2 FEET NORTHEAST OF LINE NWC; THENCE CONTINUING NORTHWESTERLY ALONG U.S. HIGHWAY NO. 30 RIGHT-OF-WAY LINE BY A DEFLECTION RIGHT OF 9 DEGREES 03 MINUTES, A DISTANCE OF 72.6 FEET TO THE SOUTH LINE OF HIGHVIEW PARK ADDITION AS RECORDED IN PLAT BOOK 16, PAGE 9, IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE EASTERLY ALONG THE LINE AFORESAID AND COINCIDENT WITH THE SOUTH LINE OF LOT 7 IN SAID ADDITION BY A DEFLECTION RIGHT OF 132 DEGREES 06 MINUTES, A DISTANCE OF 463.3 FEET TO THE SOUTHEAST CORNER OF LOT 7 IN SAID ADDITION; THENCE NORTHERLY ALONG THE EAST LINE OF SAID HIGHVIEW PARK ADDITION, A DISTANCE OF 2641.2 FEET TO THE NORTH LINE OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE EASTERLY ALONG THE LINE AFORESAID AS DEFINED BY THE CENTERLINE OF A PUBLIC ROAD KNOWN AS THE WASHINGTON CENTER ROAD, A DISTANCE OF 1296.9 FEET TO THE PLACE OF BEGINNING; CONTAINING 84.42 ACRES OF LAND.

EXCEPTING THEREFROM: PART OF THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 21, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED BEARING FOR THE NORTH LINE OF SAID NORTHEAST QUARTER AND IS THE BASIS OF BEARING THIS DESCRIPTION) ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, BEING WITHIN THE RIGHT-OF-WAY OF WASHINGTON CENTER ROAD, 391.90 FEET TO NORTHEAST CORNER OF A 68.66 ACRES PARCEL (JOHN H. DEHNER, INC.), DEED BOOK 686, PAGE 433-34; THENCE SOUTH 00 DEGREES 21 MINUTES 17 SECONDS WEST ALONG THE EAST LINE OF SAID DEED BOOK 686, PAGE 433-34, 271.80 FEET TO A POINT; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 216.49 FEET TO A POINT; THENCE NORTH 00 DEGREES 09 MINUTES 32 SECONDS EAST, 65.63 FEET TO A POINT; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 174.03 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS WEST ALONG SAID WEST LINE, 383.86 FEET TO A POINT; THENCE NORTH 88 DEGREES 35 MINUTES 45 SECONDS WEST, 290.94 FEET TO A POINT; THENCE NORTH 00 DEGREES 08 MINUTES 27 SECONDS EAST, 582.45 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST

QUARTER OF SAID SECTION 21; THENCE NORTH 89 DEGREES 54 MINUTES 36 SECONDS EAST ALONG SAID NORTH LINE, BEING WITHIN THE RIGHT-OF-WAY OF WASHINGTON CENTER ROAD, 289.78 FEET TO THE POINT OF BEGINNING, CONTAINING 6.086 ACRES OF LAND, MORE OR LESS.

BEING THE SAME LAND DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN SECTION 21, TOWNSHIP 31 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE S88°29'46"W, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, 289.78 FEET TO THE POINT OF BEGINNING FOR THE LAND HEREIN INTENDED TO BE DESCRIBED; THENCE S01°15'21"E, 582.45 FEET; THENCE S89°54'01"E, 290.94 FEET TO THE CENTERLINE OF HATFIELD ROAD; THENCE N01°21'40"W, ALONG THE SAID CENTERLINE OF HATFIELD ROAD, 383.86 FEET; THENCE N88°33'27"E, PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, 173.86 FEET; THENCE S01°26'33"E, PERPENDICULAR TO THE SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 21, 65.44 FEET; THENCE N89°01'14"E, 217.09 FEET; THENCE S01°26'33"E, PERPENDICULAR TO THE SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 21, 124.73 FEET; THENCE N88°33'27"E, PARALLEL TO THE SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 21, 771.85 FEET; THENCE S01°26'33"E, PERPENDICULAR TO THE SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 21, 80.00 FEET; THENCE N88°33'27"E, PARALLEL TO THE SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 21, 225.72 FEET; THENCE N01°26'33"W, PERPENDICULAR TO THE SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 21, 478.65 FEET TO THE SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 21; THENCE N88°33'27"E, ALONG THE SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 21, 1102.99 FEET TO THE WEST RIGHT OF WAY OF THE PENNSYLVANIA RAILROAD; THENCE S01°17'25"E, ALONG SAID RAILROAD RIGHT OF WAY, 1032.25 FEET TO THE NORTH RIGHT OF WAY OF INTERSTATE HIGHWAY NUMBER 69; THENCE SOUTHWESTERLY, ALONG THE SAID NORTH RIGHT OF WAY OF INTERSTATE HIGHWAY NUMBER 69, BEING THE ARC OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3886.68 FEET, AN ARC LENGTH OF 820.98 FEET, CHORD OF THE LAST NAMED CURVE BEARS S78°58'58"W, 819.46 FEET; THENCE S61°15'17"W, ALONG THE SAID NORTH RIGHT OF WAY OF INTERSTATE HIGHWAY NUMBER 69, 105.65 FEET; THENCE SOUTHWESTERLY, ALONG THE SAID NORTH RIGHT OF WAY OF INTERSTATE HIGHWAY NUMBER 69, BEING THE ARC OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3866.68 FEET, AN ARC LENGTH OF 465.65 FEET, CHORD OF THE LAST NAMED CURVE BEARS S67°56'56"W, 465.37 FEET; THENCE S52°22'11"W, ALONG THE SAID NORTH RIGHT OF WAY OF INTERSTATE HIGHWAY NUMBER 69, 157.49 FEET; THENCE SOUTHWESTERLY, ALONG THE SAID NORTH RIGHT OF WAY OF INTERSTATE HIGHWAY NUMBER 69, BEING THE ARC OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3836.68 FEET, AN ARC LENGTH OF 1238.29 FEET, CHORD OF THE LAST NAMED CURVE BEARS S52°57'09"W, 1232.92 FEET; THENCE S49°20'56"W, ALONG THE SAID NORTH RIGHT OF WAY OF INTERSTATE HIGHWAY NUMBER 69, 201.36 FEET; THENCE S39°44'32"W, ALONG THE SAID NORTH RIGHT OF WAY OF INTERSTATE HIGHWAY NUMBER 69, 177.06 FEET; THENCE SOUTHWESTERLY, ALONG THE SAID NORTH RIGHT OF WAY OF INTERSTATE HIGHWAY NUMBER 69, BEING THE ARC OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 716.30 FEET, AN ARC LENGTH OF 369.23 FEET, CHORD OF THE LAST NAMED CURVE BEARS S54°30'34"W, 365.16 FEET; THENCE S69°16'36"W, ALONG THE SAID NORTH RIGHT OF WAY OF INTERSTATE HIGHWAY NUMBER 69, 507.41 FEET; THENCE NORTHWESTERLY, ALONG THE SAID NORTH RIGHT OF WAY OF INTERSTATE HIGHWAY NUMBER 69, BEING THE ARC OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 716.30 FEET, AN ARC LENGTH OF 736.31 FEET, CHORD OF THE LAST NAMED CURVE BEARS N81°16'30"W, 704.32 FEET; THENCE N41°25'46"W, ALONG THE SAID NORTH RIGHT OF WAY OF INTERSTATE HIGHWAY NUMBER 69, 74.35 FEET TO THE SOUTH LINE OF HIGHVIEW PARK ADDITION, AS RECORDED IN PLAT BOOK 16, PAGE 9, IN THE OFFICE OF THE RECORDER OF SAID

COUNTY; THENCE N88°35'11"E, ALONG THE SAID SOUTH LINE OF HIGHVIEW PARK ADDITION, 473.83 FEET TO THE SOUTHEAST CORNER OF LOT 7 IN SAID HIGHVIEW PARK ADDITION; THENCE N01°23'07"W, ALONG THE EAST LINE OF SAID HIGHVIEW PARK ADDITION, 2641.69 FEET TO THE SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21; THENCE N88°29'46"E, ALONG THE SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, 1007.49 FEET TO THE POINT OF BEGINNING, SUBJECT, HOWEVER, TO THE RIGHT OF WAY OF W. WASHINGTON CENTER ROAD ON THE NORTH SIDE THEREOF AND TO THE RIGHT OF WAY OF HATFIELD ROAD CENTERED ON THE WEST LINE OF THE SAID NORTHEAST QUARTER OF SECTION 21.

**EXHIBIT B
TO DEED**

1. Easement granted to the City of Fort Wayne for maintenance and repair of a roadway as created by grant recorded January 23, 2020 as Instrument 2020005037. (Tract I)
2. Rights for construction of a tile drainage ditch as reserved and set forth in a certain deed recorded October 30, 1946 in Deed Record 392, page 251. (Tract II)
3. Easement agreement by and between Edward J. Steele et ux, and Don T. Weaver et ux, for purposes of constructing and repairing an underground tile drain, recorded July 22, 1957 in Deed Record 529, pages 118-119. (Tract II)
4. Easement for transmitting electric or other energy, necessary appurtenances and incidental purposes in favor of Indiana & Michigan Electric Company recorded February 14, 1967 in Deed Record 684, pages 198-199. (Tract I)
5. Easement for transmitting electric or other energy, including telegraph/telephone wires, necessary appurtenances and incidental purposes in favor of Indiana & Michigan Electric Company and General Telephone Company of Indiana, Inc., recorded December 20, 1968 in Deed Record 718, pages 324-325. (Tract I)
6. Easement for transmission, distribution and delivery of electrical energy, necessary appurtenances and incidental purposes in favor of Indiana & Michigan Electric Company and General Telephone Company of Indiana, Inc., recorded December 26, 1972 as Document Number 72-28627. (Tract II)
7. Easement for transmission, distribution and delivery of electrical energy, necessary appurtenances and incidental purposes in favor of Indiana & Michigan Electric Company, General Telephone Company of Indiana, Inc., Northern Indiana Public Service, City of Fort Wayne and Citizen Cable of Fort Wayne, Inc., recorded August 7, 1979 as Document Number 79-23901. (Tract I & Tract II)
8. Easement for transmission, distribution and delivery of electrical energy and for communication, necessary appurtenances and incidental purposes in favor of Indiana & Michigan Electric Company, recorded December 21, 1989 as Document Number 89-050525. (Tract II)
9. Highway Easement Grant for Construction and Maintenance of a Sanitary Sewer in favor of the State of Indiana, recorded August 7, 1979 as Document Number 79-23905. (Tract I)
10. Grant of Easement in favor of the City of Fort Wayne for sewer line, necessary appurtenances and incidental purposes, as set forth therein, recorded August 22, 1973 as Document Number 73-20911. (Tract II)
11. Permanent extinguishment of all rights and easements of ingress and egress to, from and across the limited access facility known as Project I-69 to and from the land as set out in deed to the State of Indiana recorded December 20, 1966 in Deed Record 682, pages 257-266. (Tracts I and II)

12. Right Of Way Grant in favor of the State of Indiana recorded November 6, 1959 in Deed Record 562, pages 10-11. (Tracts I and II)
13. Grant to the Board of Commissioners of Allen County for additional right-of-way as set forth in Petition, the transcript of which is recorded August 8, 1967 in Miscellaneous Record 309, page 51. (Tract I & Tract II)
14. Sewer Agreement with the City of Fort Wayne, Indiana, recorded March 1, 1968 in Miscellaneous Record 317, pages 48-53. (Tracts I and II)
15. Easements, if any, retained in that part falling in vacated Hatfield Road in general ordinance G-13-79. (Tracts I and II)
16. 75 foot right of entry; setback and use restrictions; possible assessments for maintenance and/or reconstruction, and all rights of others entitled to the continued uninterrupted flow of water through the Bercot Drain, Natural Drain, Natural Drain #2, Natural Drain #7, a legal drain established in accordance with I.C. 36-9-27-33.
17. Relinquishment of all rights or easements of access, crossing, light, air and view over adjoining land dedicated for road purposes as F.A.I. Route 69.