

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, That BROADWATER ENTERPRISES, INC., a corporation duly organized and existing under the laws of the State of Kentucky, located in Jefferson County, in the State of Kentucky, CONVEY AND WARRANT to BARRY TRAUB and MICHELLE TRAUB, husband and wife, of Floyd County, in the State of Indiana, for and in consideration of the sum of One dollar and all other good and valuable consideration, the receipt whereof is hereby acknowledged, the following described real estate located in Harrison County, State of Indiana, to-wit:

Part of the Southeast quarter of Section 23 in Township 2 South, Range 4 East, in Jackson Township, Harrison County, Indiana more particularly described as follows: Commencing at a stone found marking the Northeast corner of the Southeast quarter of Section 23, thence with the North line of the Southeast quarter of Section 23, North  $89^{\circ}-0'-46''$  West 297.00 feet to a #4 reinforcing bar in the Eastern edge of a county road, thence with the Eastern edge of said road South 150.00 feet to a #4 reinforcing bar, this being the point of beginning, thence continuing South 150.00 feet to a #4 reinforcing bar, thence South  $89^{\circ}-0'-46''$  East 291.33 feet to a #4 reinforcing bar, thence North  $1^{\circ}-4'-59''$  East 149.98 feet to a #4 reinforcing bar, thence North  $89^{\circ}-0'-46''$  West 294.16 feet, to the point of beginning, Containing 1.008 Acres, more or less.

SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH SHALL RUN WITH THE LAND.

1. The real estate described herein shall be utilized for residential or agricultural purposes only. No swine are allowed.
2. Any mobile home, double-wide, modular home or trailer:
  - a. Shall not be less than 980 square feet and must have the written approval of the developer.
  - b. Shall be underpinned within (30) days with vinyl skirting; exceptions are homes on brick, concrete, or concrete block foundations.
  - c. Shall not be less than 14 feet wide.
  - d. The permit and approval of installation shall be obtained from the Harrison County Planning and Zoning Office.
  - e. Shall meet all requirements of the Harrison Co. Planning Commission.
  - f. Shall be anchored to the foundation or ground.

Duly entered for taxation, this

26 day of March 19 90  
*Joseph J. Maloney*  
Auditor Harrison Co., Indiana

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3. Any wooden porches or decks must be done with pressure treated wood which is maintained yearly. Any homemade additions, added rooms, garage and storage buildings have to have written approval of the developer and have a professional appearance upon completion.
4. The entire front of the residence shall be shrubbed and landscaped. Azaleas and dogwoods are suggested in areas of partial shade. Yews are suggested in areas of full sun. Flowers are always encouraged.
5. Dogs shall be kept under the immediate control of the master. Dogs shall not roam indiscriminately. Fenced areas, chains or leases are recommended.
6. No junk or inoperative automobiles shall be allowed upon the premises except in enclosed structures where the same shall not be visible to adjoining property owners or from the public right of way.
7. The real estate shall not be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition out of sight from the road.
8. Individual sewage disposal systems shall be located and constructed in accordance with the requirements, standards, and recommendations of the State Board of Health. Approval of such systems are installed shall be obtained from such authority.
9. No noxious or offensive trade or activity shall be carried on upon the real estate, nor shall anything be done thereon which may be or may become an annoyance to the neighborhood.
10. The wooded nature of the development shall remain intact. Firewood can be cut for the immediate use of the owner only. Extensive or clear cutting of trees can only be done with written approval. Harvesting of trees for other than the personal use by the owner must be done under the guidance of a graduate forester who will select and mark trees. The woods between the public right of way and the mobile home shall act as a privacy screen; they can not be removed except under timberstand improvement guidelines of thinning. Clearing for a road, building site, or septic tank lateral field should be done in a manner that preserves this privacy. Pine trees give year round privacy and are encouraged. Dogwoods and other understory trees are also encouraged. Homes in open fields must plant within 6 months at least two trees between it and the public right of way.

NO. 01338  
RECEIVED FOR RECORD  
at 8:10 o'clock AM and recorded  
in Deed record No. 21-8  
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UTILITIES EASEMENT: Subject to an easement 20 foot in width from the edge of the County road for utilities.

The undersigned persons executing this deed on behalf of BROADWATER ENTERPRISES, INC., represent and certify that they are the duly elected officers of said BROADWATER ENTERPRISES, INC., and have been fully empowered by proper resolution of the Board of Directors to execute and deliver said deed; that BROADWATER ENTERPRISES, INC., has full corporate capacity to convey the real estate (hereby conveyed) and that all necessary actions for the making of such conveyance have been taken and done.

This is to certify that there is no gross income tax due on this conveyance.

IN WITNESS WHEREOF, The said BROADWATER ENTERPRISES, INC., has caused this Deed to be executed by Ronald Broadwater, its President and attested by David Broadwater, its, its Secretary and its corporate seal to be hereunto affixed and acknowledged the execution of the foregoing deed this 26 day of March, 1990.

BROADWATER ENTERPRISES, INC.

BY: Ronald Broadwater, President  
Ronald Broadwater, President  
of Broadwater Ent., Inc.

ATTEST:

By: David Broadwater, Secretary  
David Broadwater, Secretary

STATE OF Indiana, COUNTY OF Lloyd, SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared BROADWATER ENTERPRISES, INC. by Ronald Broadwater, its President and attested by David Broadwater, its Secretary; and acknowledged the execution of the foregoing Deed for and on behalf of said Corporation and by its authority.

WITNESS, my hand and Notarial seal this 26<sup>th</sup> day of March, 1990

Nina Cassin  
Notary Public

My Commission Expires: 2-9-93  
My County of Residence is: Harrison

THIS INSTRUMENT WAS PREPARED BY: David A. Layson, Attorney-At-Law  
SEND TAX STATEMENT TO: Barry & Michelle Traub  
at: 6730 St. Ed 64  
Georgetown, In. 47122