

AFTER RECORDING RETURN TO:

Classic Title, Inc.
1526 I Street
Bedford, Indiana 47421

File No. 21-11585

2021006726 WD \$25.00
09/13/2021 09:22:59A 2 PGS
Myron Rainey
Lawrence County Recorder IN
Recorded as Presented



Property Address: 1911 US Highway 50 E, Bedford, IN
47421

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

Parcel Number 47-07-17-200-029.000-009

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **S&S Gas & Go, LLC, an Indiana Limited Liability Company**, hereinafter referred to as "Grantor", does hereby give, grant, bargain, sell and warrant unto **Helee Four Inc., an Indiana Corporation**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Lawrence**, State of Indiana, to-wit:

A part of the Northwest Quarter of Section 17, Township 5 North, Range 1 East, Lawrence County, Indiana, described as follows: Beginning at a point on the North line of said Quarter Section, South 89 degrees 34 minutes East 1303.6 feet from a stone monument at the Northwest corner of said Quarter Section; thence South 89 degrees 34 minutes East 571.8 feet to the right-of-way of U. S. Highway #50; thence with said right-of-way, South 00 degrees 26 minutes West 30.0 feet and South 16 degrees 47 minutes East 23.9 feet to a point which is 35 feet North of the center of said highway; thence parallel with said highway and along the Northerly right-of-way of said highway along a curve to the left having a radius of 1672 feet for a distance of 325.8 feet; the chord of which bears South 67 degrees 38 minutes West 325.3 feet; thence continuing with said right-of-way, South 62 degrees 03 minutes West 503.6 feet; thence North 21 degrees 51 minutes East 449.3 feet to the beginning. Containing 3.00 acres, more or less.

EXCEPTING THEREFROM, the following described real estate, to-wit: A part of the Northwest Quarter of Section 17, Township 5 North, Range 1 East, described as follows: Beginning at a point on the North line of said Quarter Section, South 89 degrees 34 minutes East 1303.6 feet from a stone monument at the Northwest corner of said Quarter Section; thence South 89 degrees 34 minutes East 127.4 feet; thence South 01 degree 13 minutes East 86.5 feet (passing an iron pipe at 30.2 feet) to an iron pipe; thence South 80 degrees 00 minutes East 95.2 feet to an iron pipe; thence South 27 degrees 42 minutes East 93.7 feet to the Northerly right-of-way of U. S. Highway #50; thence with said right-of-way, South 62 degrees 03 minutes West 491.0 feet; thence North 21 degrees 51 minutes East 449.3 feet (passing an iron pipe at 451.1 feet) to the beginning. Containing 1.85 acres, more or less.

Containing after said exception 1.15 acres, more or less.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

BEING the same property conveyed to S&S Gas & Go, LLC, an Indiana limited liability company from Lada Ly, by Quitclaim Deed dated April 9, 2021, and recorded on April 15, 2021, as Instrument NO. 2021002630.

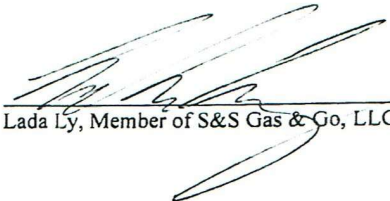
TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2021 shall be ☒ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ☐ paid by Grantee, or ☐ paid by Grantor.

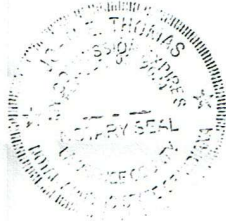
The property herein conveyed ☒ is not a part of the homestead of Grantor, or ☐ is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

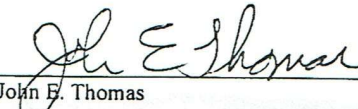
WITNESS Grantor's hand this 3rd day of September, 2021.


Lada Ly, Member of S&S Gas & Go, LLC {Seal}

STATE OF INDIANA
COUNTY OF LAWRENCE

On this the 3rd day of September, 2021, before me, John E. Thomas, the undersigned officer, personally appeared Lada Ly, Member of S&S Gas & Go, LLC, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and it acknowledged the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.




John E. Thomas
My Commission expires: 2-3-24

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.

David A. Smith

This Instrument was prepared by David A. Smith, Attorney at Law, 1522 I Street, Bedford, Indiana, 47421, at the specific request of the Grantor, based solely on information supplied by one or more of the parties to this conveyance. The drafter assumes no liability for any errors, inaccuracy, or omissions in this instrument resulting from the information provided, the parties hereto signifying their assent to this disclaimer by the execution and the acceptance of this instrument.

Send Tax Bills to: 1911 US Highway 50 E, Bedford, IN 47421
Grantees Address: Same as above

ELIGIBLE FOR FILING

LAWRENCE CO. SURVEYOR

DULY ENTERED FOR TAXATION
THIS 10 DAY OF Sept 2021
