

**PETITION FOR ANNEXATION INTO THE CITY OF COVINGTON
AND WAIVER OF REMONSTRANCE THERETO**

This PETITION FOR ANNEXATION INTO THE CITY OF COVINGTON AND WAIVER OF REMONSTRANCE THERETO ("Petition and Waiver") is tendered to the CITY OF COVINGTON ("City") by the following Owners: Ratcliff, Inc., by its President Jimmy J. Ratcliff; Mt Hope Cemetery Association Inc, by its President Richard L. Rennick Jr.; and Cornerstone District, Inc. by its Vice President, Bradley D. Crain ("Owners") this 29th day of July, 2026, for the Owner's property generally located alongside W Dixie Bee Road and along S Stringtown Road, and more particularly described in Exhibit 1 ("Property").

RECITALS:

- A. The Owners desire utility service from the City; and
- B. The Owners collectively possess one hundred percent (100%) ownership of the Property; and
- C. As part consideration for the City making its utility service available to the Property, the Owners have agreed to the annexation of the Property by the City.

NOW, THEREFORE, in consideration of the mutual agreements and covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the parties agree as follows:

- 1. Petition for and Waiver of Annexation. The Owners hereby petition the City for annexation, and the Owners release and waive all right to remonstrate against and, in any way, oppose either directly or indirectly the annexation of the Property into the City. The parties agreed that such petition, release, and waiver by Owners shall be non-revocable.
- 2. Binding on Successors and Assigns. The parties agree that this Agreement touches and concerns the Property and the parties desire that this Waiver run with the land. Accordingly, the Owners and Owners' successors and assigns in the Property, including, but not limited to, any future residents, homeowners, businesses and/or tenants, are and will be bound by this Petition and Waiver.
- 3. Attorneys' Fees. The City is entitled to recover its costs, including attorney fees, in enforcing the terms of this Petition and Waiver.
- 4. Severability. If any provision of this Petition and Waiver is found by a court of competent jurisdiction to be illegal, invalid, or unenforceable, the remaining terms hereof will not be affected, and in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision will be added as part of this Petition and Waiver that is as similar to the illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable.
- 5. Authority. The Owners represent and warrant that: (i) each Owner has the full power and authority to enter into this Petition and Waiver and to carry out the terms hereof; (ii) this Petition and Waiver has been duly authorized; (iii) each Owner is the fee simple owner of the Property; and (iv) the person executing this Petition and Waiver on behalf of each Owner has been duly authorized to act in the name and on behalf of each Owner.

IN WITNESS WHEREOF, the Owners have caused this Petition for Annexation into the City of Covington and Waiver of Remonstrance Thereto to be executed as of the day and year first above written.

Signed: _____

Ratcliff, Inc. by its President, Jimmy J. Ratcliff

STATE OF INDIANA)

)SS:

COUNTY OF Montgomery)

Before me, a Notary Public in and for said County and State, appeared Jimmy J. Ratcliff, who acknowledged the execution of the foregoing "Petition for Annexation into the City of Covington and Waiver of Remonstrance Thereto."

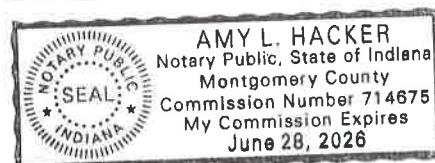
WITNESS my hand and Notarial Seal this 15th day of June, 2026.

06/28/24
My Commission Expires

Montgomery
My County of Residence

Amy L. Hacker
Notary Public

Amy L. Hacker
Printed Signature



Signed: _____

Mt Hope Cemetery Association Inc, by its President Richard Rennick

STATE OF INDIANA)

)SS:

COUNTY OF FOUNTAIN)

Before me, a Notary Public in and for said County and State, appeared Richard L. Rennick Jr. who acknowledged the execution of the foregoing "Petition for Annexation into the City of Covington and Waiver of Remonstrance Thereto."

WITNESS my hand and Notarial Seal this 29th day of May, 2026.

11/08/2029
My Commission Expires

Fountain
My County of Residence

Jill K. Abernathy
Notary Public

Jill K. Abernathy
Printed Signature



Signed:

Bradley D. Crain

Cornerstone District, Inc. by its Vice President, Bradley D. Crain

STATE OF INDIANA)

)SS:

COUNTY OF FOUNTAIN)

Before me, a Notary Public in and for said County and State, appeared Bradley D. Crain, who acknowledged the execution of the foregoing "Petition for Annexation into the City of Covington and Waiver of Remonstrance Thereto."

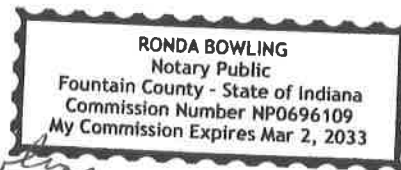
WITNESS my hand and Notarial Seal this 29th day of MAY, 2026.

MARCH 2 2033
My Commission Expires

FOUNTAIN
My County of Residence

Ronda Bowling
Notary Public

RONDA BOWLING
Printed Signature



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. Aaron J. Spolarich

This Instrument was prepared by Aaron J. Spolarich of the firm BENNETT BOEHNING & CLARY LLP, Attorneys at Law, 415 Columbia Street, Suite 1000, P.O. Box 469, Lafayette, IN 47902-0469; Telephone: (765) 742-9066..

EXHIBIT A

OWNER: Ratcliff Inc.

44.93 Acres

Pt E ½ SW 36-20-9

23-06-36-303-001.002-015

Legal: Part of the Southwest Quarter of Section Thirty-Six (36), Township Twenty (20) North, Range Nine (9) West, Troy Township, Fountain County, Indiana, more particularly described as follows: Beginning at a railroad spike in the approximate center line of the former Covington and Crawfordsville Road, said point being 622.00 feet South 00 Degrees 00 Minutes 00 Seconds East and 405.85 feet North 90 Degrees 00 Minutes 00 Seconds West of the Northeast corner of said Southwest Quarter; THENCE along the West line of the Mount Hope Cemetery on the following Four (4) courses: South 00 Degrees 23 Minutes 58 Seconds East for a distance of 568.60 feet to a 5/8" capped rebar marked RWG 880043; THENCE South 89 Degrees 52 Minutes 43 Seconds West for a distance of 74.94 feet to a 5/8" uncapped rebar; THENCE South 00 Degrees 22 Minutes 40 Seconds East for a distance of 601.16 feet to a 2" OD iron pipe; THENCE North 89 Degrees 01 Minutes 32 Seconds East for a distance of 75.47 feet to a 2" OD iron pipe; THENCE South 00 Degrees 23 Minutes 49 Seconds East for a distance of 846.32 feet to a 5/8" capped rebar marked RWG 880043 on the South line of said Southwest Quarter; THENCE South 89 Degrees 50 Minutes 58 Seconds West along said South line for a distance of 249.00 feet to a 5/8" x 24" capped rebar marked Deckard survey LIC#20000203, (hereinafter referred to as a Deckard rebar); THENCE leaving said South line and running North 53 Degrees 05 Minutes 55 Seconds West for a distance of 380.49 feet to a Deckard rebar; THENCE North 33 Degrees 53 Minutes 13 Seconds West for a distance of 369.86 feet to a Deckard rebar; THENCE North 32 Degrees 08 Minutes 08 Seconds West for a distance of 571.81 feet to a Deckard rebar; THENCE North 27 Degrees 48 Minutes 16 Seconds West for a distance of 78.04 feet to a Deckard rebar; THENCE North 34 Degrees 25 Minutes 12 Seconds West for a distance of 94.85 feet to a wood post; THENCE North 00 Degrees 16 Minutes 24 Seconds East for a distance of 776.83 feet to a Deckard rebar; THENCE North 90 Degrees 00 Minutes 00 Seconds East for a distance of 182.95 feet to a Deckard rebar; THENCE North 29 Degrees 49 Minutes 30 Seconds East for a distance of 471.16 feet to a Deckard rebar in the approximate center line of the former Covington and Crawfordsville Road; THENCE along said approximate center line on the following Three (3) courses: South 71 Degrees 02 Minutes 38 Seconds East for a distance of 113.26 feet to a 5/8" capped rebar marked RWG 880043; THENCE South 61 Degrees 58 Minutes 00 Seconds East for a distance of 146.43 feet to a 5/8" capped rebar marked RWG 880043; THENCE South 64 Degrees 21 Minutes 27 Seconds East for a distance of 534.65 feet to the place of beginning, containing 44.932 acres, more or less.

Subject to all liens, covenants, rights of way, and easements, including the "Restriction" as memorialized in Instrument 202102624 SPWD, recorded June 16, 2021 in the Recorder's Office of Fountain County, Indiana.

OWNER: Mt Hope Cemetery Assn

42.49 Acres

PT S ½ 36-20-9

23-06-36-406-001.000-015

TRACT I:

Twenty-three and one half (23 1/2) acres of equal and even width off of and from the west side of all that part of the west half of the southeast quarter of section thirty-six (36) in township twenty (20) north, range nine (9) west, lying and being south of the center of the Covington and Crawfordsville State Road running across said quarter section.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

Beginning at the Southwest Corner of the Southeast quarter (1/4) of Section Thirty-six (36), Township Twenty (20) North, Range Nine (9) West; thence South eighty-nine degrees twenty eight minutes (89°28') West for a distance of fifty and zero tenths (50.0) feet; thence North ten degrees forty-two minutes (10°42') East for a distance of two hundred thirty-six and four tenths (236.4) feet; thence North one degree thirty-one minutes (01°31') West for a distance of one hundred eighteen and six tenths (118.6) feet; thence North twenty-nine degrees twenty-nine minutes (29°29') East for a distance of eighty-one and two

tenths (81.2) feet to the center of a county road (Stringtown Road); thence along the center of said county road the following bearings and distances: South nineteen degrees fifty-four minutes (19°54') East for a distance of fifty and zero tenths (50.0) feet; thence South twenty-one degrees forty-two minutes (21°42') East for a distance of fifty and zero tenths (50.0) feet; thence South twenty-three degrees forty-nine minutes (23°49') East for a distance of fifty and zero tenths (50.0) feet; thence South twenty-seven degrees twenty-one minutes (27°21') East for a distance of fifty and zero tenths (50.0) feet; thence South thirty-one degrees thirty minutes (31°30') East for a distance of fifty and zero tenths (50.0) feet; thence South thirty-four degrees fifty-one minutes (34°51') East for a distance of fifty and zero tenths (50.0) feet; thence South thirty-seven degrees nine minutes (37°09') East for a distance of fifty and zero tenths (50.0) feet; thence South thirty-eight degrees nineteen minutes (38°19') East for a distance of forty and five tenths (40.5) feet; thence South forty degrees thirty minutes (40°30') East for a distance of one hundred one and seven tenths (101.7) feet to the South boundary of said Section Thirty-six (36); thence leaving said county road and along said South boundary South eighty-eight degrees fifty-six minutes (88°56') West for a distance of two hundred eighty-five and seven tenths (285.7) feet to the point of beginning and containing one and four hundred seventy-eight thousandths (1.478) acres, more or less, in Troy Township, Fountain County, Indiana.

TRACT II:

Also, commencing at the southeast corner of the southwest quarter of section thirty-six (36) in township twenty (20) north, range nine (9) west, and running thence north eighteen hundred twenty-six and sixteen hundredths (1826.16) feet to the center of the road; thence north, sixty-four (64) degrees west, with the center of said road, four hundred fifty-two and five tenths (452.5) feet; thence south two thousand twenty-three and ninety-six hundredths (2023.96) feet to the south line of said quarter section; thence east four hundred six and six tenths (406.6) feet to the place of beginning.

OWNER: Mt Hope Cemetery Assn

1.03 Acres

PT SE SW 36-20-9

23-06-36-304-001.000-015

Beginning at an iron pipe four hundred six and six tenths (406.6) feet South eighty-nine degrees twenty-eight minutes (89°28') West and eight hundred forty-three and three tenths (843.3) feet North one degree fifty-five minutes (01°55') West from the Southeast corner of the Southwest quarter (1/4) of Section Thirty-six (36), Township Twenty (20) North, Range Nine (9) West; thence South eighty-eight degrees five minutes (88°05') West for a distance of seventy-five and zero tenths (75.0) feet; thence North one degree fifty-five minutes (01° 55') West for a distance of six hundred and zero tenths (600.0) feet; thence North eighty-eight degrees five minutes (88°05') East for a distance of seventy-five and zero tenths (75.0) feet; thence South one degree fifty-five minutes (01° 55') East for a distance of six hundred and zero tenths (600.0) feet to the point of beginning and containing one and three hundredths (1.03) acres, more or less, in Troy Township, Fountain County, Indiana.

OWNER: Mt Hope Cemetery Assn

0.2 Acres

FR PT SE SE SW 36-20-9

23-06-36-406-001.001-015

Part of the southwest quarter of Section 36, Township 20 North, Range 9 West, in Fountain County, Indiana, and being that 0.200-acre parcel surveyed by James S. Swift, LS No. 20200054, as part of a survey certified March 14, 2025, described as follows:

Commencing at the southeast corner of said southwest quarter section, marked by a 3/4-inch diameter rebar; thence South 89 degrees 49 minutes 49 seconds West along the south line of said southwest quarter for a distance of 49.64 feet to a 5/8-inch diameter rebar on a westerly line of the Rivercrest Golf Club, LLC property as recorded in Instrument 201301557 in the Office of the Fountain County Recorder and the true POINT OF BEGINNING of the parcel described herein; thence South 89 degrees 49 minutes 49 seconds West along the south line of said southwest quarter for a distance of 360.34 feet to the southwest corner of the Mount Hope Cemetery Association Property, as described in Deed Record 106, Page 589 in the Office of the Fountain County Recorder; thence North 00 degrees 23 minutes 49 seconds West along the west line of said

cemetery for a distance of 24.00 feet to a 5/8-inch diameter rebar; thence North 89 degrees 49 minutes 49 seconds East for a distance of 365.36 feet to a 5/8-inch diameter rebar on a westerly line of said Rivercrest Golf Club property; thence South 12 degrees 00 minutes 54 seconds West along said westerly line for a distance of 23.36 feet to a westerly corner thereof; thence South 00 degrees 12 minutes 06 seconds East along said westerly line for a distance of 1.16 feet to the point of beginning, containing 0.200 acres, more or less.

OWNER: Cornerstone District Inc.

27.16 Acres

WND NFR NE 1-19-9 23-13-01-200-001.000-015

Legal: Forty Acres of land of even width off of and from the west end of the north fraction of the Northeast Fractional Quarter of Section One (1) in Township Nineteen (19) North, Range Nine (9) West, Excepting therefrom that portion of said Forty acres that lies north and east of the center line of the Covington and Terre Haute State Road, said exception containing four and eighty-four hundredths (4.84) acres, more or less, and containing in said original tract after said Exception Thirty-five and sixteen hundredths (35.16) acres, more or less.

There is excepted from the above described tract of land that portion thereof included in the following boundaries to-wit:

Commencing at a point 457.05 feet South of the Northwest corner of the South fraction of the Northeast Fractional Quarter of Section 1, Township 19 North, Range 9 West, and running thence East 858 feet, thence North 1090 feet, thence West $288 \frac{3}{4}$ feet; thence South 371 feet; thence West $569 \frac{1}{4}$ feet; thence South 719 feet to the place of beginning.

ALSO, Excepting a roadway commencing at the Northeast corner of the above described tract and running due North to the Covington and Terre Haute Road, said roadway to be $1 \frac{1}{2}$ rods wide.

Containing in all after said Exceptions 27.16 acres, more or less, in Fountain County, in the State of Indiana.

Subject to all other rights-of-way, easements, covenants and restrictions of record.

**PETITION FOR ANNEXATION INTO THE CITY OF COVINGTON
AND WAIVER OF REMONSTRANCE THERETO**

This PETITION FOR ANNEXATION INTO THE CITY OF COVINGTON AND WAIVER OF REMONSTRANCE THERETO ("Petition and Waiver") is tendered to the CITY OF COVINGTON ("City") by the following Owners: The City of Covington, Indiana, by its Mayor, Bradley D. Crain; Ryan N. Ellmore and Megan E. Ellmore, husband and wife; Emmett Weston Reynolds, Brian Lee Reynolds, and Tammra Elaine Reynolds; the Helen F. Shelby Trust dated November 2, 1993, by its Trustee Robert I. Shelby; Covington Community Foundation Inc., by its Vice President Raquel Stultz; and Western Indiana Community Foundation, Inc., by its Vice President, Raquel Stultz (collectively, the "Owners") this 27th day of July, 2026, for the Owners' property generally located alongside W Dixie Bee Road and along S Stringtown Road, Fountain County, Indiana, and more particularly described in Exhibit A ("Property").

RECITALS:

- A. The Owners desire utility service from the City; and
- B. The Owners collectively possess one hundred percent (100%) ownership of the Property; and
- C. As part consideration for the City making its utility service available to the Property, the Owners have agreed to the annexation of the Property by the City.

NOW, THEREFORE, in consideration of the mutual agreements and covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the parties agree as follows:

1. Petition for and Waiver of Annexation. The Owners hereby petition the City for annexation, and the Owners release and waive all right to remonstrate against and, in any way, oppose either directly or indirectly the annexation of the Property into the City. The parties agreed that such petition, release, and waiver by Owners shall be non-revocable.
2. Binding on Successors and Assigns. The parties agree that this Agreement touches and concerns the Property and the parties desire that this Waiver run with the land. Accordingly, the Owners and Owners' successors and assigns in the Property, including, but not limited to, any future residents, homeowners, businesses and/or tenants, are and will be bound by this Petition and Waiver.
3. Attorneys' Fees. The City is entitled to recover its costs, including attorney fees, in enforcing the terms of this Petition and Waiver.
4. Severability. If any provision of this Petition and Waiver is found by a court of competent jurisdiction to be illegal, invalid, or unenforceable, the remaining terms hereof will not be affected, and in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision will be added as part of this Petition and Waiver that is as similar to the illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable.
5. Authority. The Owners represent and warrant that: (i) each Owner has the full power and authority to enter into this Petition and Waiver and to carry out the terms hereof; (ii) this Petition and Waiver has been duly authorized; (iii) each Owner is the fee simple owner of the Property; and (iv) the person executing this Petition and Waiver on behalf of each Owner has been duly authorized to act in the name and on behalf of each Owner.

IN WITNESS WHEREOF, the Owners have caused this Petition for Annexation into the City of Covington and Waiver of Remonstrance Thereto to be executed as of the day and year first above written.

Signed: Ryan N. Ellmore
Ryan N. Ellmore

Signed: Megan E. Ellmore
Megan E. Ellmore

STATE OF INDIANA)
)SS:
COUNTY OF FOUNTAIN)

Before me, a Notary Public in and for said County and State, appeared Ryan N. Ellmore and Megan E. Ellmore, who acknowledged the execution of the foregoing "Petition for Annexation into the City of Covington and Waiver of Remonstrance Thereto."

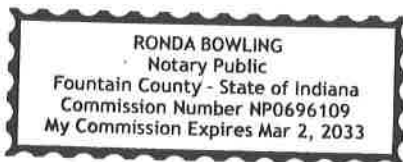
WITNESS my hand and Notarial Seal this 22nd day of JULY, 2026.

MARCH 2, 2033
My Commission Expires

Ronda Bowling
Notary Public

FOUNTAIN
My County of Residence

RONDA BOWLING
Printed Signature



Signed: Emmett Weston Reynolds
Emmett Weston Reynolds

STATE OF INDIANA)
)SS:
COUNTY OF FOUNTAIN)

Before me, a Notary Public in and for said County and State, appeared Emmett Weston Reynolds, who acknowledged the execution of the foregoing "Petition for Annexation into the City of Covington and Waiver of Remonstrance Thereto."

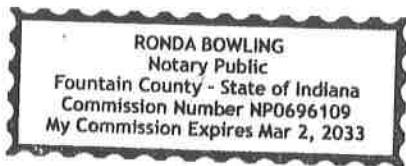
WITNESS my hand and Notarial Seal this 17th day of JULY, 2026.

MARCH 2, 2033
My Commission Expires

Ronda Bowling
Notary Public

FOUNTAIN
My County of Residence

RONDA BOWLING
Printed Signature



Signed: Brian Lee Reynolds
Brian Lee Reynolds

STATE OF INDIANA)
)SS:
COUNTY OF FOUNTAIN)

Before me, a Notary Public in and for said County and State, appeared Brian Lee Reynolds, who acknowledged the execution of the foregoing "Petition for Annexation into the City of Covington and Waiver of Remonstrance Thereto."

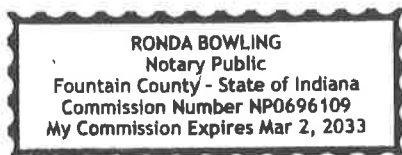
WITNESS my hand and Notarial Seal this 17~~th~~ day of JULY, 2026.

MARCH 2 2033
My Commission Expires

Ronda Bowling
Notary Public

FOUNTAIN
My County of Residence

RONDA BOWLING
Printed Signature



Signed:

Tammra Elaine Reynolds
Tammra Elaine Reynolds

STATE OF INDIANA)

)SS:

COUNTY OF FOUNTAIN)

Before me, a Notary Public in and for said County and State, appeared Tammra Elaine Reynolds, who acknowledged the execution of the foregoing "Petition for Annexation into the City of Covington and Waiver of Remonstrance Thereto."

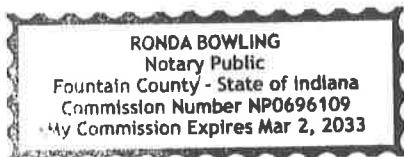
WITNESS my hand and Notarial Seal this 17th day of JULY, 2026.

MARCH 2, 2033
My Commission Expires

FOUNTAIN
My County of Residence

Ronda Bowling
Notary Public

RONDA BOWLING
Printed Signature



Signed: Robert B. Shelby
The Helen F. Shelby Trust, by its Trustee, Robert B. Shelby

STATE OF INDIANA)
)SS:
COUNTY OF FOUNTAIN)

Before me, a Notary Public in and for said County and State, appeared Robert I. Shelby, who acknowledged the execution of the foregoing "Petition for Annexation into the City of Covington and Waiver of Remonstrance Thereto."

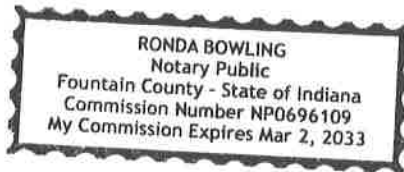
WITNESS my hand and Notarial Seal this 17th day of JULY, 2026.

MARCH 2, 2033
My Commission Expires

FOUNTAIN
My County of Residence

Ronda Bowling
Notary Public

RONDA BOWLING
Printed Signature



Signed: Bradley D. Crain
The City of Covington, Indiana, by its Mayor, Bradley D. Crain

STATE OF INDIANA)
)SS:
COUNTY OF FOUNTAIN)

Before me, a Notary Public in and for said County and State, appeared Bradley D. Crain, who acknowledged the execution of the foregoing "Petition for Annexation into the City of Covington and Waiver of Remonstrance Thereto."

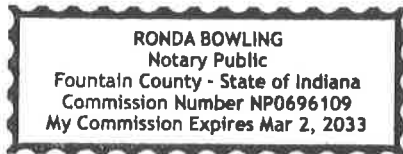
WITNESS my hand and Notarial Seal this 17th day of JULY, 2026.

MARCH 2 2033
My Commission Expires

FOUNTAIN
My County of Residence

Ronda Bowling
Notary Public

RONDA BOWLING
Printed Signature



Signed: Raquel Stultz Vice-President
Western Indiana Community Foundation, Inc. by its Vice President, Raquel Stultz

STATE OF INDIANA)
)SS:
COUNTY OF FOUNTAIN)

Before me, a Notary Public in and for said County and State, appeared Raquel Stultz, who acknowledged the execution of the foregoing "Petition for Annexation into the City of Covington and Waiver of Remonstrance Thereto."

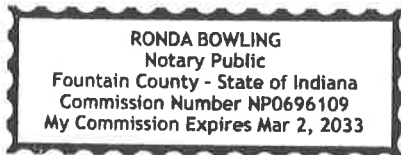
WITNESS my hand and Notarial Seal this 28th day of JULY, 2026.

MARCH 2 2033
My Commission Expires

Ronda Bowling
Notary Public

FOUNTAIN
My County of Residence

RONDA BOWLING
Printed Signature



Signed: Raquel Stultz, Vice - President
Covington Community Foundation, Inc. by its Vice President, Raquel Stultz

STATE OF INDIANA)
)SS:
COUNTY OF FOUNTAIN)

Before me, a Notary Public in and for said County and State, appeared Raquel Stultz, who acknowledged the execution of the foregoing "Petition for Annexation into the City of Covington and Waiver of Remonstrance Thereto."

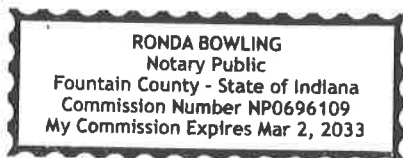
WITNESS my hand and Notarial Seal this 28th day of JULY, 2026.

MARCH 2 2033
My Commission Expires

Ronda Bowling
Notary Public

FOUNTAIN
My County of Residence

RONDA BOWLING
Printed Signature



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. Aaron J. Spolarich

This Instrument was prepared by Aaron J. Spolarich of the firm BENNETT BOEHNING & CLARY LLP, Attorneys at Law, 415 Columbia Street, Suite 1000, P.O. Box 469, Lafayette, IN 47902-0469; Telephone: (765) 742-9066..

EXHIBIT A

OWNER: Ryan N. and Megan E. Ellmore, husband and wife

1.20 Acres TBA

PT RR R/W W1/2 SE 36-20-9 23-06-36-401-001.000-015

Legal: The south half of the former right-of-way of the Consolidated Rail Corporation (Conrail) over and across the North part of the West Half of the Southeast Quarter of Section Thirty-six (36), Township twenty (20) North, Range Nine (9) West, Fountain County, Indiana, said right-of-way being one hundred (100) feet in width.

15.7 acres 2574 W Dixie Bee Road

NE PT W1/2 SE 36-20-9 23-06-36-402-001.000-015

Legal: Commencing at the Northwest corner of the West half of the Southeast quarter of Section thirty-six (36) in Township twenty (20) North, Range nine (9) West; thence South three (03) degrees West a distance of seven hundred ninety-nine and eight tenth (799.8) feet; thence South fifty-one (51) degrees forty (40) minutes East a distance of eight hundred seventy-two and two tenths (872.2) feet for a place of beginning; thence North twenty-one (21) degrees thirty (30) minutes East a distance of two hundred ninety-seven and two tenths (297.2) feet; thence North a distance of two hundred ninety-seven (297.0) feet; thence North seventy (70) degrees West a distance of one hundred sixty-five (165.0) feet; thence West a distance of three hundred twenty-seven and thirty-six hundredths (327.36) feet; thence North three (03) degrees East a distance of four hundred fifty-three (453) feet to the centerline of the former right-of-way of the Peoria and Eastern Division, formerly C.C.C. and St. Louis (Big Four) Railroad right-of-way line; thence South seventy-three (73) degrees forty-seven (47) minutes East a distance of one hundred eighty-eight and seven tenths (188.7) feet; thence South seventy-six (76) degrees fifty-one (51) minutes East a distance of one hundred (100) feet; thence South seventy-nine (79) degrees forty-four (44) minutes East a distance of one hundred ten (110) feet; thence South eighty (80) degrees fifty-seven (57) minutes East a distance of one hundred (100) feet; thence South eighty-two (82) degrees forty-nine (49) minutes East a distance of one hundred (100) feet; thence South eighty-four (84) degrees fifty-five (55) minutes East a distance of one hundred (100) feet; thence South eighty-seven (87) degrees East a distance of one hundred (100) feet; thence South eighty-eight (88) degrees eight (08) minutes East a distance of one hundred (100) feet; thence North eighty-eight (88) degrees fifty-nine (59) minutes East a distance of one hundred (100) feet; thence South twenty-nine (29) minutes East a distance of one thousand four hundred six and eight tenths (1406.8) feet to the centerline of a County Highway; thence North fifty-one (51) degrees forty (40) minutes West along centerline of said Highway a distance of eight hundred eighteen and fifty-five hundredths (818.55) feet to the place of beginning, in Fountain County, Indiana

23.16 acres W Dixie Bee Road

PT S1/2 SE 36-20-9 23-06-36-408-001.000-015

Legal: Part of the Southeast quarter of Section thirty-six (36) in Township twenty (20) North, Range nine (9) West, lying South of the centerline of the Covington-Crawfordsville Public Highway, EXCEPT twenty-three and one-half (23-1/2) acres of even width off of the West side thereof, leaving twenty-eight and ninety hundredths (28.90) acres, more or less, in Fountain County, Indiana, which is more particularly described as follows:

Beginning at the Southeast corner of the Southeast quarter of said Section thirty-six (36), Township and Range aforesaid; thence West on the South line thereof one thousand nine hundred (1900) feet; thence North and parallel to the East line of said Section one thousand two hundred thirty (1230) feet to the centerline of the Covington-Crawfordsville Public Highway; thence in a Southeasterly direction with the centerline of said highway two thousand three hundred (2300) feet to a point on the East line of the Southeast quarter of said Section thirty-six (36), said point being ninety-six (96) feet North of the Southeast corner thereof; thence South along the East line of said quarter, ninety-six (96) feet to the place of beginning, and CONTAINING twenty-eight and ninety hundredths (28.90) acres, more or less.

EXCEPTING THEREFROM: Beginning at a point on the South line of Section thirty-six (36), seven hundred eight and four tenths (708.4) feet south eighty-eight (88) degrees fifty-six (56) minutes West (assumed bearing) from the Southeast corner of the Southeast quarter of Section thirty-six (36), Township twenty (20) North, Range nine (9) West; thence South eighty-eight (88) degrees fifty-six (56) minutes West along said South line for a distance of two hundred

(200) feet; thence North one (1) degree four (4) minutes West for a distance of five hundred two and four tenths (502.4) feet to a county road; thence South fifty-eight (58) degrees ten (10) minutes East along the center of said county road for a distance of two hundred thirty-seven and eight tenths (237.8) feet; thence leaving said county road South one (1) degree four (4) minutes East for a distance of three hundred seventy-three and three tenths (373.3) feet to the point of beginning, and CONTAINING two and eight thousandths (2.008) acre, more or less AND

FURTHER EXCEPTING THEREFROM: Beginning at a point on the South line of Section thirty-six (36), seven hundred eight and four tenths (708.4) feet South eighty-eight (88) degrees fifty-six (56) minutes West (assumed bearing) from the Southeast corner of the Southeast quarter of Section thirty-six (36), Township twenty (20) North, Range nine (9) West, which point is the Southeast corner of a tract heretofore conveyed to David A. Allen and Jean M. Allen, husband and wife, and from said point of beginning running East along the South line of said quarter section one hundred eight (180) feet to a point; thence North one (1) degree four (4) minutes East parallel to the East line of said Allen tract to the center of a county road; running thence Northwesterly along the centerline of said county road to the Northeast corner of said Allen tract; thence South along the East line of said Allen tract to the point of beginning, CONTAINING one and one-third (1-1/3) acres, more or less.

CONTAINING AFTER SAID EXCEPTIONS, twenty-five and fifty-six hundredths (25.56) acres, more or less, in Troy Township, in Fountain County, Indiana.

OWNER: Emmett Weston Reynolds, Brian Lee Reynolds, and Tammra Elaine Reynolds

2.48 acres W Dixie Bee Rd

PT N 1/2 SW 36-20-9 23-06-36-307-001.000-015

Legal: Part of the Northeast Quarter of the Southwest Quarter of Section Thirty-Six (36), Township Twenty (20) North, Range Nine (9) West, Troy Township, Fountain County, Indiana, said Tract being described as Tract# 1 in a Deckard survey recorded February 7, 2019 as Instrument #201900258 in the office of the Fountain County, Indiana Recorder; which Tract is described as follows:

Beginning at a railroad spike in the approximate center line of the old Dixie Bee highway, 439.62 feet South 00 Degrees 00 Minutes 00 Seconds East and 775.92 feet North 90 Degrees 00 Minutes 00 Seconds West of the Northeast corner of said Southwest Quarter; THENCE North 65 Degrees 23 Minutes 49 Seconds West along said approximate center line for a distance of 379.74 feet; THENCE North 71 Degrees 02 Minutes 29 Seconds West for a distance of 247.84 feet; THENCE North 71 Degrees 56 Minutes 10 Seconds West for a distance of 197.51 feet, THENCE leaving said approximate center line and running North 00 Degrees 00 Minutes 00 Seconds West for a distance of 24.74 feet to the Southerly right of way of the former C.C.C. & St. Louis (Big Four) Railroad; THENCE North 87 Degrees 07 Minutes 45 Seconds East along said Southerly right of way for a distance of 258.12 feet; THENCE along a curve concave to the South and having an arc length of 508.66 feet and a radius of 2780.00 feet, and being subtended by a chord with a distance of 507.95 feet and a chord bearing of South 87 Degrees 57 Minutes 11 Seconds East; THENCE leaving said Southerly right of way and running South 00 Degrees 21 Minutes 43 Seconds East for a distance of 319.39 feet to the place of beginning, containing 3.03 acres, more or less.

Subject to a right of way for a County Road (old Dixie Bee Highway) along the South side of the above described 3.03 acre tract.

Also, together with and subject to all other rights of way, covenants, easements and restrictions of record.

EXCEPTING THEREFROM: Eighty (80) feet of even and equal width off of and from the East side of the above described 3.03 acre tract and containing after said exception 2.48 acres more or less.

Owner: The City of Covington

6.06 Acres TBA

RAILROAD R of W NPT SW 36-20-9 23-06-36-309-001.000-016

And 1.83 Acres TBA

T RR R of W NPT SE 36-20-9 23-06-36-414-001.000-015

Legal: The right of way of the Conrail Railway, formerly Penn Central, formerly Big Four, formerly Peoria and Eastern, formerly Indianapolis, Bloomington, and Western, or New Castle, Danville Railway over and across the south half of Section 36 in Township 20 North, Range 9 West.

Also, all of that land, if any, lying between said right of way and the north boundary of the southwest quarter of Section 36, Township 20 North, Range 9 West.

Owner: Covington Community Foundation Inc

.92 Acres 135 S. Stringtown Rd

PT WND NFR NE 1-19-9 23-13-01-215-001.000-015

Legal: Being part of the Northeast Fractional Quarter of Section one (1) in Township nineteen (19) North, Range nine (9) West, Fountain County, being more particularly described as follows:

Beginning at the Northwest corner of the Northeast Fractional Quarter of said Section one (1); thence North 89°49'14.2" East for eight hundred fifty-five and five tenths (855.5) feet; thence South 00°27'10.0" East parallel with the West line of said Northeast Quarter along the East line of the West forty (40) acres of said Northeast Quarter for three hundred eighty-one and five tenths (381.5) feet to the true point of beginning; thence South 89°49'14.2" West parallel with the North line of said Northeast Quarter for two hundred sixty-five and two tenths (265.2) feet to a point in the centerline of the public highway better known as the Covington and Terre Haute Road; thence South 39°09'14.511" East along said centerline for three hundred fifteen and eighty-nine hundredths (315.89) feet; thence south 35°57'14.211" East continuing along said centerline for one hundred sixteen and thirty-five hundredths (116.35) feet to a point on the East line of the West forty (40) acres of the Northeast Quarter; thence North 00°27'10.011" West along said East line for three hundred thirty (330.0) feet to the point of beginning, containing 1.004 acres, more or less.

EXCEPTING THEREFROM THE FOLLOWING PARCEL: Commencing at the Northwest corner of the Northeast fractional quarter of Section one (1), thence along the Section line North eighty-nine degrees fifty minutes (89°50') East eight hundred fifty-five and five tenths (855.5) feet; thence South zero degrees twenty-seven minutes (00°27') East five hundred ninety-three (593.0) feet to the point of beginning; thence continue South zero degrees twenty-seven minutes (00°27') East one hundred eighteen and five tenths (118.5) feet to a point on the public highway known as the Covington-Terre Haute Road; thence North thirty-five degrees fifty-seven minutes forty-two seconds (35°57'42.11") West one hundred three and eight tenths (103.8) feet; thence North fifty-nine degrees thirty-three minutes (59°33') East sixty-nine and two tenths (69.2) feet to the point of beginning. Said described parcel contains eighty-two thousandths (.082) acres, more or less. This is part of a 1.004 acre parcel conveyed in Deed Record 138 at page 503.

Subject to all liens, covenants, rights of way, and easements, including the easement as memorialized in Instrument 99035, Record 192 Page 502-505, recorded June 16, 2021 in the Recorder's Office of Fountain County, Indiana.

Owner: Western Indiana Community Foundation Inc

2.49 Acres S Stringtown Rd

PT NND NFR NE 1-19-9 23-13-01-211-001.000-015

Legal: Commencing at the Northwest corner of the Northeast Fractional Quarter of Section One (1), Township nineteen (19) North, Range nine (9) West, thence along the Section line North eighty-nine degrees fifty minutes (89° 50') East eight hundred fifty-five and five tenths (855.5) feet to the point of beginning; thence South zero degrees twenty-seven minutes (00° 27') East five hundred ninety-three (593.0) feet; thence North fifty-nine degrees thirty-three minutes (59° 33') East two hundred thirty-four and four tenths (234.4) feet; thence North zero degrees twenty-seven minutes (00° 27') West four hundred seventy-four and six tenths (474.6) feet to the North line of Section One (1); thence along the Section line South eighty-nine degrees fifty minutes (89° 50') West two hundred three (203.0) feet to the point of beginning. Said described tract contains two and forty-nine hundredths (2.49) acres, more or less. All being in Fountain County, in the State of Indiana.

Owner: Helen F. Shelby Trust

50.41 Acres 2492 W Dixie Bee Rd

PT E 1/2 SE 36-20-9 23-06-36-410-001.000-015

Legal: All that part of the East half of the Southeast quarter of Section thirty six (36) in Township twenty (20) North, Range nine (9) West, that lies North of the center line of the Covington and Crawfordsville State Road, except nineteen and fifty nine hundredths (19.59) acres, described as follows, to-wit:

Commencing at the Northeast corner of said quarter section, thence South thirty seven (37) rods, thence South eighty five (85) degrees West forty four (44) rods, thence West thirty six (36) rods, thence North forty (40) rods, thence East eighty (80) rods to the beginning, leaving forty-eight and forty one hundredths (48.41) acres, more or less, after said exception.

Also, all that part of the following described tract of land lying South of the right-of-way to the Peoria and Eastern Division of the C.C.C. & St. L. (Big Four) Railroad, to-wit:

Commencing at the Northeast corner of the East half of the Southeast quarter of Section thirty six (36) in Township twenty (20) North, Range nine (9) West, and running thence South thirty seven (37) rods, thence South eighty five (85) degrees West forty four (44) rods, thence West thirty-six (36) rods to the West line of said eighty (80) acre tract, thence North forty (40) rods to the Northwest corner of said eighty (80) acre tract, thence East eighty (80) rods to the place of beginning, containing in said described tract nineteen and fifty nine hundredth (19.59) acres, more or less, and containing in the tract herein described three (3) acres, more or less.

Containing in all fifty one and forty one hundredths (51.41) acres, more or less.

EXCEPTING THE FOLLOWING:

Part of the Southwest Quarter of Section 36, Township 20 North, Range 9 West, in Fountain County, Indiana being described as follows:

Commencing at the point where the east line of said quarter section intersects the centerline of Dixie Bee Road, and running thence North 70° 20' 05" West along the centerline of said road 702.89 feet; thence North 57° 07' 25" west along the centerline of said road 563.53 feet to a P.K. nail, and the point of beginning of this description; thence North 57° 07' 25" West along the centerline of said road 208.71 feet to a P. K. nail; thence North 32° 52' 35" East, 208.71 feet to a 5/8 inch rebar; thence South 57° 07' 35" West, 208.81 feet to a 5/8 inch rebar; thence South 32° 52' 35" West, 208.71 feet to the place of beginning, containing 1.00 acre, more or less; subject to the right-of-way of Dixie Bee Road running along the entire southwesterly side of the above described tracts.

3.03 acres TBA

RR R of W NPT E1/2 SE 36-20-9 23-06-36-403-001.000-015

Legal: The former right-of-way of the Consolidated Rail Corporation over and across the North part of the East Half of the Southeast Quarter of Section Thirty-six (36), Township Twenty (20) north, Range Nine (9) West in Fountain County, in the state of Indiana, adjoining or being a part of the real estate owned by the City of Covington in said Section, Township and Range aforesaid which right-of-way is formerly the right-of-way of the Big Four (CCC&St Louis) formerly Indianapolis, Bloomington and Western or Newcastle and Danville Railway Company.

Subject, however, to easements, covenants, municipal or county zoning, and other restrictions of record, including the Multi-Use Recreational Trail Easement granted to the City of Covington in document I 200901909, recorded August 25, 2009 in the Recorder's Office of Fountain County, Indiana.