

*Cover page for:*

# **Addendum B Documents**

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## **Auction Tract 11**

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*For August 27, 2025 auction to be conducted by:*

**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*

**Bret W. Wolf Trust & Sue E. Wolf Trust, *et al.***

### ***Contents:***

- B-1: Original plat of Island Park, recorded on 4/6/1925 at Plat Book 4, Page 81.
- B-2: Plat of Gunter's First Addition to Island Park, recorded on 5/26/1926 at Plat Book 4, Page 101.
- B-3: Plat of Island Park Annex, recorded on 6/5/1929 at Plat Book 5, Page 39.
- B-4: Vacation of a portion of the "First Addition", recorded on 10/1/1929 at Misc. record 19, page 480.
- B-5: Warranty Deed from Keever to Heldenbrand, recorded on 5/29/1948 in Deed Book 166, Page 319, conveying Lot 8 and part of Lot 9 in Gunter's First Addition to Island Park, and referring to a "Boat Landing ... at & near the Southeast corner of Out Lot No. 2".
- B-6: Warranty Deed dated 2/14/1994 from McGuire to McGuire conveying Lot 6 and part of Lot 7 in "First Addition to Island Park on Big Chapman Lake", and purporting to convey said lots "together with" certain pier rights on the west side of the extension of the boundary line between said Lots 6 & 7.
- B-7: Property Line Agreement and Property Line Agreement Drawing recorded on 5/10/2024 as document number 2024050314.
- B-8: Survey dated 6/18/2024 and recorded on 6/18/2024 as document number 2024060548.
- B-9: Warranty Deed from Buchman to Rees, re-recorded on 8/6/2025 as document number 2025080181, conveying Lots 8, 9 & 10 in Gunter's First Addition to Island Park (and other land), and referring to a "boat landing as set out in Deed recorded May 29, 1948 in Deed Book 166, page 319".

Description

Beginning at an iron pipe 550 feet north and 1575' East of the west quarter part of Section 26, Township 33 North Range 6 East and running thence S 3 3/4° E 214.6 feet, thence S 62° 10' W 194.94 feet; thence S. 54° 10' E 167.85 feet; thence N. 35° 40' E 244 feet; thence N. 54° 20' E 170.2 feet; thence N. 62° 10' E 244 feet; thence N. 3 3/4° W 170.2 feet; thence N. 86° 1 1/4° E 270 feet to the place of beginning and containing 2.76 acres more or less.

The distances and angles are as shown on the plat.

The distances are set at all lot corners. A right of Iron Stakes are set at all lot corners. A right of way 25' wide as a continuation of Oakwood Road as a driveway for the property owners of this plat, Lakeview Drive is intended to include all the grounds between the front line of the lots and the water line of the lake.

Ralph E. Gunter  
Saddle C. Gunter

State of Indiana,  
Kosciusko County, ss

Before me, a Notary Public in and for said County, and State this 6<sup>th</sup> day of April, 1925, personally appeared Ralph E. Gunter and Saddle C. Gunter his wife and acknowledged the above plat to be their free act and deed.

Everett Rasor (seal)

(seal)  
My commission expires January 4, 1926.

Duly entered for taxation this 6<sup>th</sup> day of April, 1925.

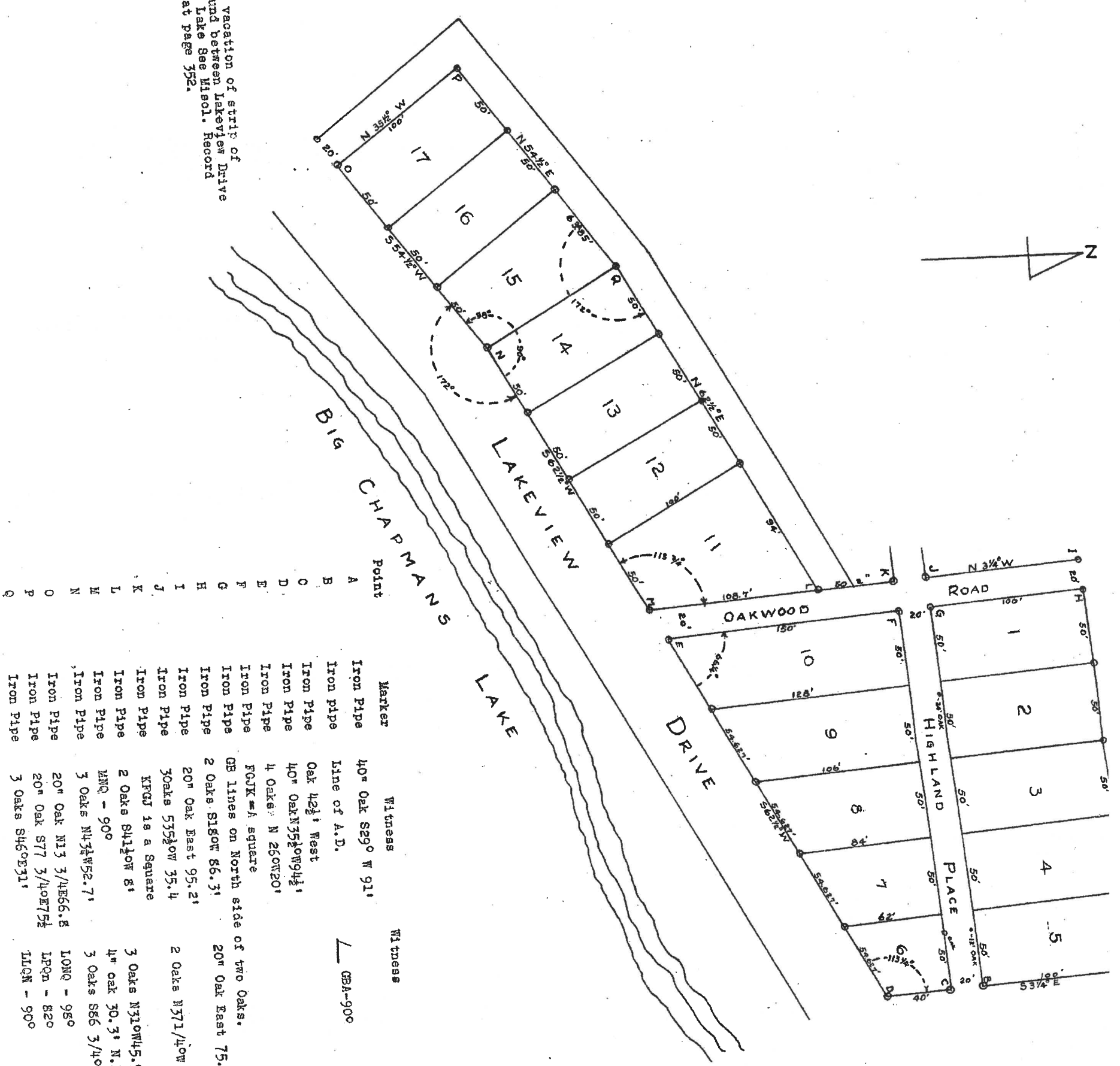
A Hazel Breeding  
Auditor of Kosciusko County.

Duly recorded this 6<sup>th</sup> day of April, 1925, on Page 81 of Plat Book No. 4.

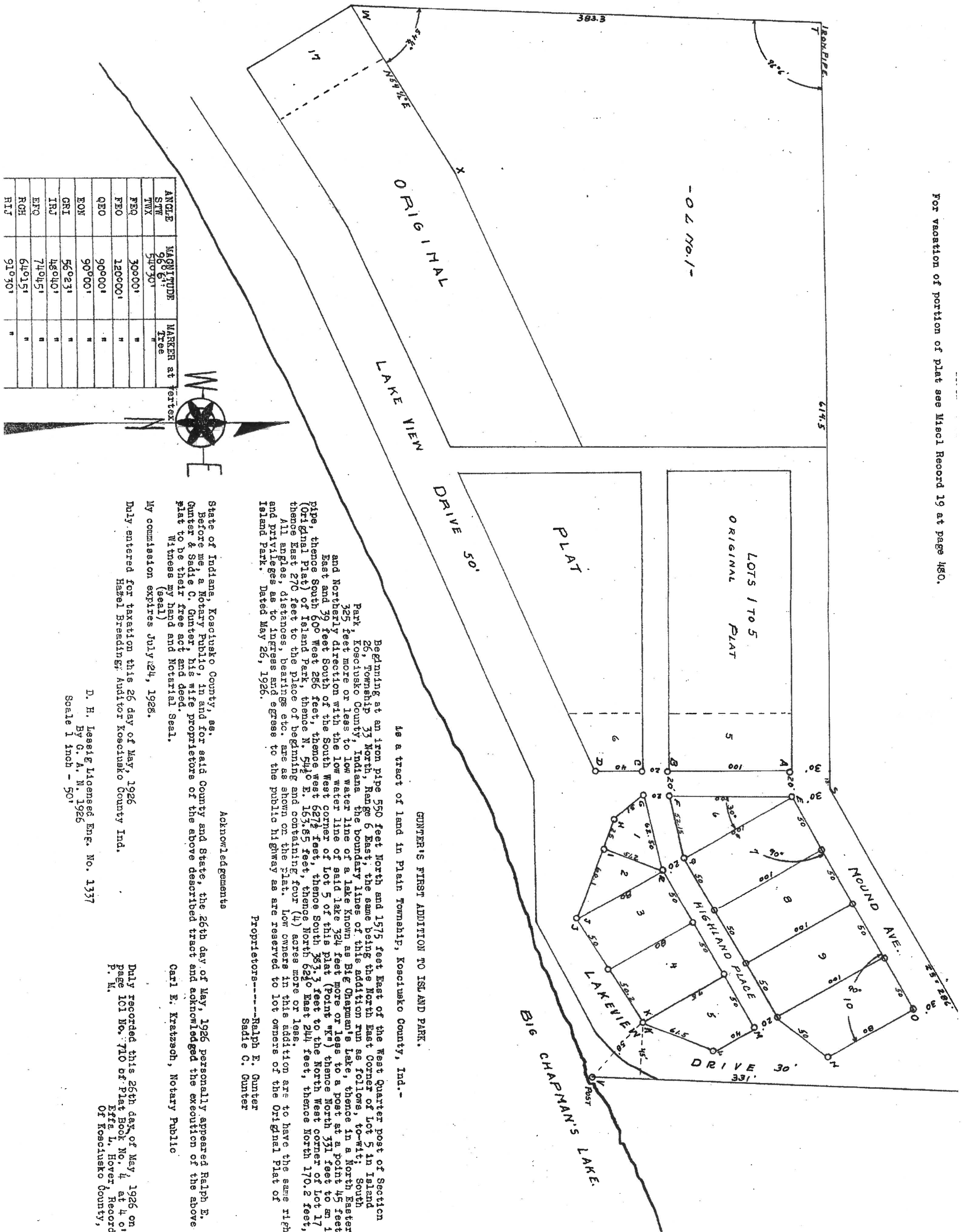
Mabel Stewart  
Recorder of Kosciusko County

S.S. Boggs Eng.  
1923 By Gen.  
Scale 1 Inch = 50'

For vacation of strip of ground between Lakeview Drive and Lake See Map. Record 21 at page 352.



Point	Marker	Witness	Witness
A	Iron Pipe	40° Oak S29° W 91'	GBA-900
B	Iron Pipe	Line of A.D.	
C	Iron Pipe	Oak 42 1/2' West	
D	Iron Pipe	40° Oak N 35° W 94 1/2'	
E	Iron Pipe	4 Oaks N 26° W 20'	
F	Iron Pipe	FOJK = A square	
G	Iron Pipe	GB lines on North side of two Oaks.	
H	Iron Pipe	2 Oaks S18° W 86.3'	20° Oak East 75.2'
I	Iron Pipe	20° Oak East 95.2'	2 Oaks N 37 1/4° W 20 1/2'
J	Iron Pipe	3 Oaks S 55 1/2° W 35.4	
K	Iron Pipe	KFGJ is a Square	
L	Iron Pipe	2 Oaks S 41 1/2° W 8'	3 Oaks N 31° W 45.9'
M	Iron Pipe	MNQ - 90°	4" oak 30.3' N.E.
N	Iron Pipe	3 Oaks N 4 3/4° W 52.7'	3 Oaks S 6 3/4° W 111.3'
O	Iron Pipe	20° Oak N 13 3/4° E 66.8	10" N - 95°
P	Iron Pipe	20° Oak S 77 3/4° W 75 1/2'	10" N - 82°
Q	Iron Pipe	3 Oaks S 46° E 31'	10" N - 90°



ANGLE	MAGNITUDE	MARKER at vertex
STW	90° 6'	Tree
TWX	54° 30'	"
FEG	30° 00'	"
FEO	120° 00'	"
QEO	90° 00'	"
EON	90° 00'	"
GRI	56° 23'	"
IRJ	48° 40'	"
EFQ	74° 45'	"
RCH	64° 15'	"
RTJ	91° 30'	"



Beginning at an iron pipe 550 feet North and 1575 feet East of the West quarter post of Section 26, Township 33 North, Range 6 East, the same being the North East Corner of Lot 5 in Island Park, Kosciusko County, Indiana, the boundary lines of this addition run as follows, to-wit: South 325 feet more or less to low water line of a lake known as Big Chapman's Lake, thence in a North Easterly and Northerly direction with the low water line of said lake 324 feet more or less to a point 45 feet East and 39 feet South of the South West corner of Lot 5 of this plat (Point "K") thence North 331 feet to an iron pipe, thence South 600 feet West 286 feet, thence West 627 1/2 feet, thence South 363.3 feet to the North West corner of Lot 17 (Original Plat) of Island Park, thence N. 54° 0' E. 163.85 feet, thence South 620 East 244 feet, thence North 170.2 feet, thence East 270 feet to the place of beginning and containing four (4) acres more or less.

All angles, distances, bearings etc. are as shown on the plat. Low owners in this addition are to have the same rights, and privileges as to ingress and egress to the public highway as are reserved to lot owners of the Original Plat of Island Park. Dated May 26, 1926.

As a tract of land in Plain Township, Kosciusko County, Ind.--

GUNTER'S FIRST ADDITION TO ISLAND PARK.

Proprietors-----Ralph E. Gunter  
Sadie C. Gunter

Acknowledgements

State of Indiana, Kosciusko County, ss.  
Before me, a Notary Public, in and for said County and State, the 26th day of May, 1926 personally appeared Ralph E. Gunter & Sadie C. Gunter, his wife proprietors of the above described tract and acknowledged the execution of the above plat to be their free act and deed.

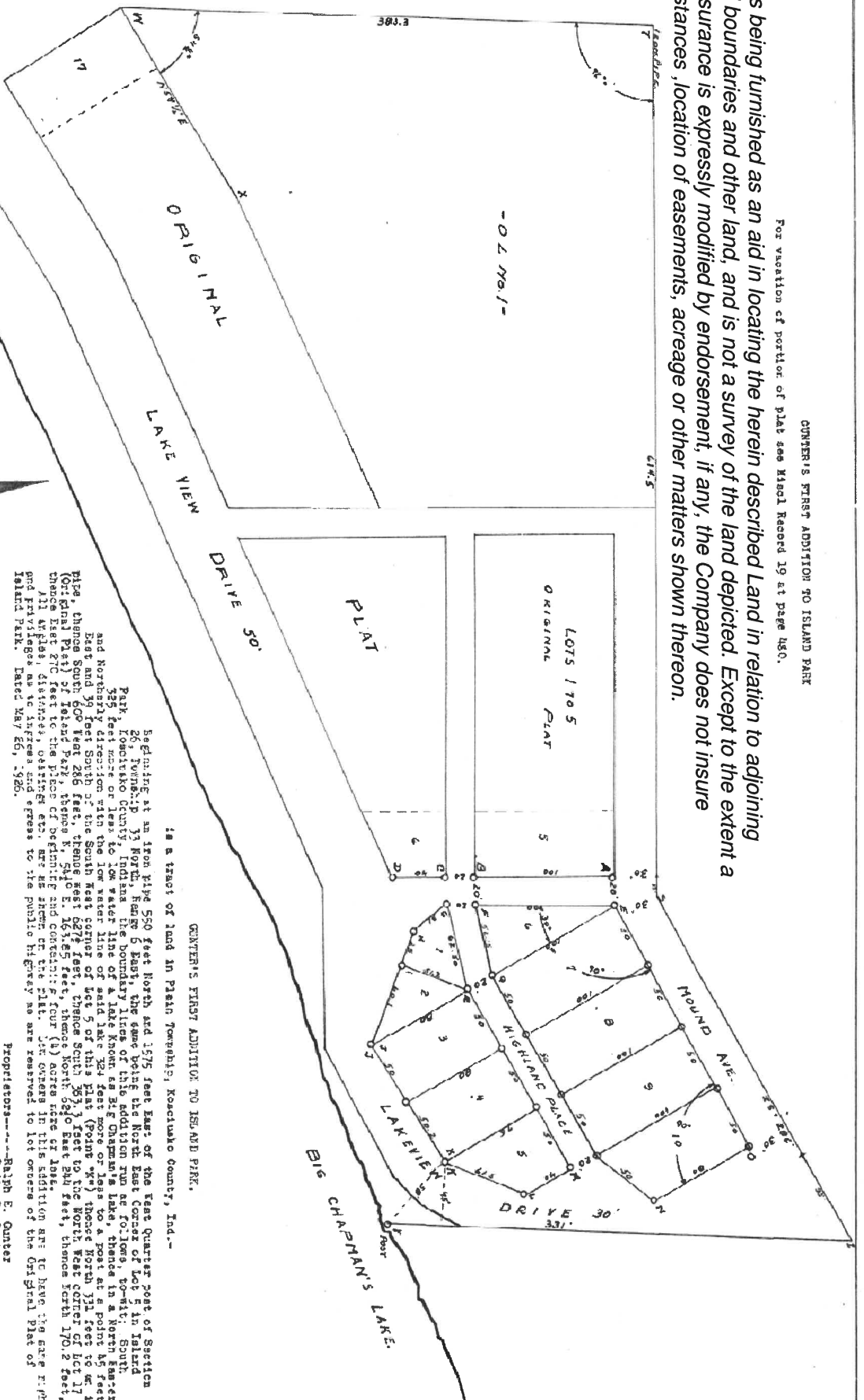
Witness my hand and Notarial Seal.  
My commission expires July 24, 1928.  
Duly entered for taxation this 26 day of May, 1926  
Hazel Breeding, Auditor Kosciusko County Ind.

D. H. Lesseig Licensee Eng. No. 1337  
By G. A. N. 1926  
Scale 1 inch = 50'

Cari E. Kretzsch, Notary Public  
Duly recorded this 26th day of May, 1926 on  
page 101 No. 710 of Plat Book No. 4 at 4 o'clock  
P. M.  
Erie L. Hover, Recorder  
Of Kosciusko County, Ind.

For vacation of portion of plat see Map 1 Record 19 at Page 180.

5 map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining lots, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a copy of title insurance is expressly modified by endorsement, if any, the Company does not insure easements, distances, location of easements, acreage or other matters shown thereon.



ANGLE	MEASURE	METHOD	MARKER	at	or
STW	96° 6'	3rd	Iron	at	at
FEQ	100° 00'	"	"	"	"
FEQ	100° 00'	"	"	"	"
QEO	90° 00'	"	"	"	"
FCR	90° 00'	"	"	"	"
GBI	56° 21'	"	"	"	"
THU	142° 00'	"	"	"	"
EFO	72° 45'	"	"	"	"
FCR	64° 15'	"	"	"	"
RID	51° 34'	"	"	"	"
RJI	34° 50'	"	"	"	"
FCR	90° 00'	"	"	"	"



State of Indiana, Kosciusko County, ss.  
 Before me a Notary Public, in and for said County and State, the 26th day of May, 1926 personally appeared Ralph E. Gunter & Sadie C. Gunter, his wife proprietors of the above described tract and acknowledged the execution of the above plat to be their free act and deed.  
 Witness my hand and Notarial Seal.  
 My commission expires July 24, 1928.

Duly attested for taxation this 25 day of May, 1926  
 Hazel Brantley, Auditor Kosciusko County, Ind.

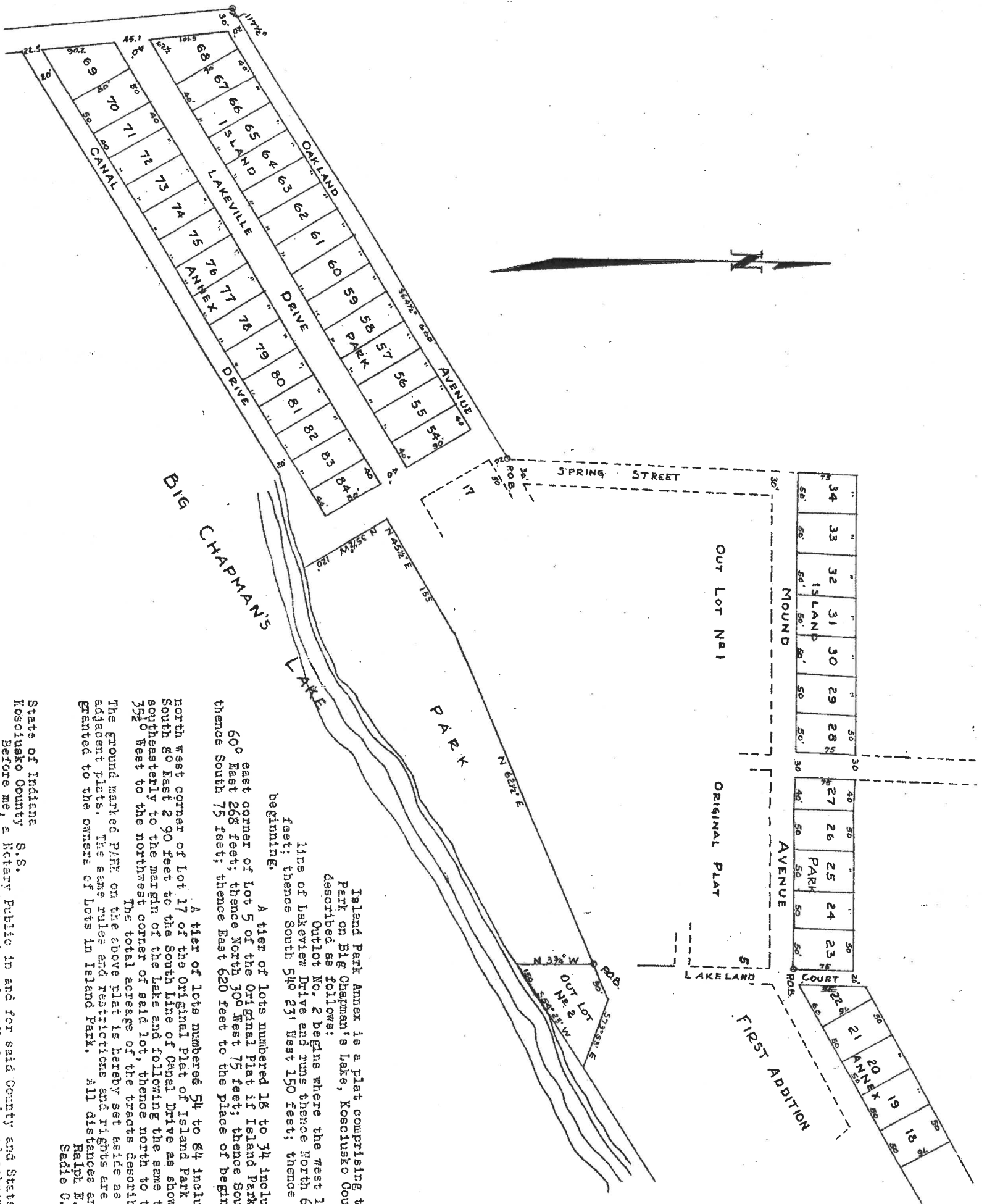
D. F. Lasey, Licensed Exp. No. 1337  
 By G. A. R. 1926  
 Scale 1 inch = 50'

Duly recorded this 26th day of May, 1926 on  
 Page 101 No. 710 of Plat Book No. 4 at 4 o'clock  
 P. M., 1926  
 Of Kosciusko County, Ind.

is a tract of land in Plain Township, Kosciusko County, Ind.:-  
 GUNTER'S FIRST ADDITION TO ISLAND PARK.

Beginning at an iron pipe 550 feet North and 1575 feet East of the East Quarter post of Section 26 Township 13 North Range 6 East of the North East Corner of Lot 5 in Island Park Kosciusko County Indiana the boundary lines of this addition run as follows to-wit: South 325 feet more or less to low water line of a lake known as Big Chapman's Lake, thence in a North East-South East and North-South of the South East corner of lot 5 of this plat (Point "A") thence North 121 feet to an iron pipe, thence South 600 feet 286 feet, thence East 627 feet, thence South 363 feet to the North West corner of lot 17 (Original Plat) of Island Park, thence N. 54° 0' E. 164.85 feet, thence North 524.0 East 244 feet, thence North 170.2 feet, thence East 270 feet to the place of beginning and containing 5.44 acres more or less.  
 All ways, easements, covenants, etc. are as shown on the plat. All claims in this addition are to have the same rights and privileges as to ingress and egress to the public highway as are reserved to lot owners of the Original Plat of Island Park. Dated May 26, 1926.

Proprietors:-----Ralph E. Gunter  
 Sadie C. Gunter



Island Park Annex is a plat comprising three parcels of ground lying adjacent to Island Park on Big Chapman's Lake, Kosciusko County, State of Indiana. The several tracts are described as follows:  
 Outlot No. 1 begins where the west line of Lakeland Court intersects the south line of Lakeview Drive and runs thence North 62° East 50 feet; thence South 75° East 90 feet; thence South 54° East 231 feet West 150 feet; thence North 3 3/4° West 100 feet to the place of beginning.  
 A tier of lots numbered 16 to 34 inclusive beginning 70 feet north of the north 60° East corner of Lot 5 of the Original Plat if Island Park and running thence East 17 feet; thence North 60° East 268 feet; thence North 30° West 75 feet; thence South 60° West 247 feet; thence West 620 feet; thence South 75 feet; thence East 620 feet to the place of beginning.

A tier of lots numbered 54 to 84 inclusive beginning at a point 24 1/2 feet north of the north west corner of Lot 17 of the Original Plat of Island Park and running thence South 54° West 660 feet; thence South 80° East 290 feet to the South line of Canal Drive as shown; thence North 54° East 650 feet; thence North 54° West to the margin of the lake and following the same to the west line of Lot 17 extended; thence North 54° West to the northwest corner of said lot, thence north to the place of beginning.  
 The total acreage of the tracts described is 6.10 A.  
 The ground marked PARK on the above plat is hereby set aside as a park for the use of the lot owners of this and adjacent plats. The same rules and restrictions and rights are granted to the owners of lots in this plat as is granted to the owners of lots in Island Park. All distances and angles and bearings are as shown hereon.  
 Ralph E. Gunter  
 Sadie C. Gunter

States of Indiana S.S.  
 Kosciusko County  
 Before me, a Notary Public in and for said County and State, personally appeared Ralph E. Gunter and Sadie C. Gunter, proprietors of the above described grounds and acknowledged the execution of this plat to be their free act and deed this 4 day of June, 1929.  
 (seal)  
 Leland Kinsey, Clerk Kosciusko Circuit Court

Duly entered for taxation this 4th day of June, 1929.  
 Hazel Breeding  
 Auditor Kosciusko County, Ind.  
 #719  
 Received for record this 5 day of June, 1929, at 9:30 o'clock A. M. and recorded in Plat Book No. 5 on page No. 39.  
 Recorder of Kosciusko County, Ind.  
 W. J. Taylor, C. E.  
 Ev. G. A. J. 1929

(seal)  
 Scale 1" equals 100 feet.

as well as upon the House house and as well upon the structures and improvements, alterations and repairs recently erected, constructed and improved thereon, by the undersigned for you and all concerned for the sum of \$ 185/00 One Hundred Eighty Five and /00 Dollars, which sum is now due and unpaid, for work and labor done, and material furnished by the undersigned for you and all concerned in the erection and construction, alterations and repairs of said house, and structures and improvements on said real estate, which work and labor done, and material furnished, was done and furnished by the undersigned for you and all concerned at your special instance and request, and within sixty days from the time of filing this notice.

Milford Lbr. & Coal Co.  
By Earl R. Thompson Sec.,

# 1969 Vacation Ralph E. Gunter etal

Recorded Ralph E. Gunter and Sadie C. Gunter, Edward Schaaf, Harry E.  
Oct. 1, 1929 Murray, Leslie H. Stookey and Bessie B. Stookey, Earl Huffman  
1 P.M. guardian of Loyal W. Huffman and Mary F. Huffman, & D. F. Vanator

being all and the only owners of First Addition to Island Park in Plain Township, Kosciusko County, Indiana, as platted in Plat Book of the records of the Recorder's Office of Kosciusko County, Indiana, being desirous of vacating a certain tract of land in said plat above referred to, hereby confirm and declare the following described portion of said tract to be and is hereby vacated and taken out of said plat, to wit:

Beginning at the Northeast corner of Lot 6 of the Original Plat of Island Park and running thence South to the water line of Big Chapman's Lake, thence following the said water line in an easterly and northeasterly direction to an intersection with the east line of Lot 5 of said Addition extended southeasterly, thence on said extended line N. 30 degrees W. to the southeast corner of said lot 5, thence following the front lines of Lots 5,4,3,2,1 to the place of beginning, excepting therefrom outlot Number 2 as platted in Island Park Annex in Plain Township, Kosciusko County, Indiana.

Ralph E. Gunter Bessie D. Stookey  
Sadie C. Gunter D F Vanator  
Harry E. Murray Loyal W Huffman  
Edward Schaaf Mary F Huffman  
Leslie H Stookey Earl Huffman guardian

State of Indiana, )  
(SS  
Kosciusko County.)

Ralph E. Gunter and Sadie C. Gunter, Edward Schaaf, Harry E. Murray, Leslie H. Stookey and Bessie B. Stookey, Earl Huffman guardian & Loyal W. Huffman and Mary T. Huffman, being duly sworn upon oath acknowledge the above and foregoing declaration of vacating a certain portion of First Addition to Island Park in Plain Township, Kosciusko County, Indiana, to be their voluntary act and deed. this 3rd day of October 1929

Allan S. Widaman  
Notary Public

(Seal)  
My commission expires  
Dec. 31-1932

State of Indiana, )  
(SS  
Howard County.

Harry E. Murray and Edward Schaff, being duly sworn, upon oath acknowledge the above and foregoing declaration of vacation a certain portion of First Addition to Island Park in Plain Township, Kosciusko County, Indiana, to be their voluntary act and deed.

Geo O Ball  
Notary Public

(Seal)

My commission expires

June 8 - 1931

# 1981 Mechanic's Lien Milford Lumber and Coal Co. to Wm. Price

Recorded

Milford Ind 10 - 4 1929.

Oct. 5, 1929 To Wm Price

1:30 P.M.

Milford Ind and all others concerned

You are Hereby Notified, That We intend to hold a Mechanic's Lien on Beg at N. W Cor of Prt. Lot 9 S. Side Sec St N.E 1/4 of N.S. 1/4 of Sec 17 Twp 34 N.R. 6 E and in Incorporation Milford jct. P. Thence E along S Side Sec St. 5 Rds & 22 5/6 Links Thence So to the So. Bank of old Race. 26 Rds & 18 Links; Thence W on S Line of said Lot (9) to West Line thereof.-thence N.W-Line thereof In Kosciusko Co.Indiana. 27 Rd & 10 links to place of Beginning./ being that Land recently purchased by you from the Citizen State Bank. of Milford Commissioners, as well as upon the Service Station house recently erected thereon by us for the sum of Thirty Five and 00/100 DOLLARS, for work and labor done and materials furnished by in the erection and construction of said house, which work and labor done, and materials furnished, was done and furnished by at your special instance and request, and within the last sixty days.

Milford Lr & Coal Co

By E R Thompson

# 5687 Release Recorded Oct. 8, 1930 709.7m.  
The debt secured by a certain mechanic's lien existing in favor of Milford Lr. & Coal Co., and against Wm. Price is written for the purpose of an intention to hold which was filed in the office of the Recorder of Kosciusko County, State of Indiana, and recorded on page 481 in Miscellaneous Record No. 19 in said county, having been fully paid, said mechanic's lien is hereby declared fully satisfied and released this 7th day of October, 1930. Milford Lr. & Coal Co. Seal. State of Indiana, ) By Earl P. Thompson, Notary Public, Kosciusko County, Ind. Before me this under signed a Notary Public in and for said County and State, this 7th day of October, 1930; Earl P. Thompson, Notary Public, Milford Lr. & Coal Co., and on its behalf, acknowledged the execution of the above and foregoing release (Seal) bearing hand and official seal. Donald Henderson, Notary Public, My commission expires the November, 22, 1930.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

SEAL Robert E. Gaywood, Notary Public.

My commission expires October 17, 1950.

# 4827 Warranty Deed George M. Endicott et ux - John C. Boys et ux

Recorded May 29, 1948.

1:25 P.M.

THIS INDENTURE WITNESSETH, That George M. Endicott and Verna M. Endicott, husband and wife of Kosciusko County, in the State of Indiana convey and warrant to John Boys and Vera Boys, husband and wife, of Kosciusko County, in the State of Indiana, for and in consideration of one dollar and other consideration the receipt whereof is hereby acknowledged, the following described real estate in Kosciusko County, in the State of Indiana, to-wit:

Lot # 827 and the east half of Lot #826 in the Original Plat of Winona Park, now the incorporated town of Winona Lake.

IN WITNESS WHEREOF, The said George M. Endicott and Verna M. Endicott, have hereunto set their hands and seals, this 17th day of April, 1948.

George M. Endicott (SEAL) Verna M. Endicott (SEAL)

(\$9.90 in stamps)

State of Indiana, Kosciusko County, ss:

Before me, the undersigned, a Notary Public, in and for said County and State this 17th day of April, A.D. 1948, personally appeared the within named George M. Endicott and Verna M. Endicott, husband and wife, grantors in the above conveyance and acknowledged the execution of the same to be their voluntary act and deed, for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

SEAL Beatrice Perkins, Notary Public.

My commission expires June 11, 1948.

# 4835 Warranty Deed John Franklin Keever et ux - William A. Heldenbrand et ux

Recorded May 29, 1948.

2:40 P.M.

THIS INDENTURE WITNESSETH, That John Franklin Keever and Merial Keever, husband and wife of Delaware County in the State of Indiana, convey and warrant to William A. Heldenbrand and Edna U. Heldenbrand, husband and wife, as tenants by the entireties of Delaware County, in the State of Indiana, for the sum of one (\$1.00) and other valuable considerations, dollars, the receipt of which is hereby acknowledged the following real estate in Kosciusko County, in the State of Indiana, to-wit:

Lots Numbered 8 and 9 in Gunter's First Addition to Island Park, less 10 feet off the East side of said Lot Numbered 9, as per plat recorded in Plat Book, No. 4, at page 101, of the records of Kosciusko County, Indiana.

The grantors herein also grant, bargain, sell and convey to the grantees herein all the furniture and fixtures now located in the cottage on said above described premises.

The grantors herein represent that the grantor, <sup>John</sup>Franklin Keever is one and the same person designated as John Keever, in the deed for Lot Numbered 9 in Gunter's First Addition to Island Park, less 10 feet off the East side thereof, which deed was executed by Ralph E. Gunter and Sadie C. Gunter, husband and wife, was dated April 1, 1949, and appears of record in Deed Record No. 147, at page 140 of the records of Kosciusko County, Indiana.

Boat Landing to be provided by the grantors for the grantees at & near the Southeast corner of Out Lot No. 2.

Excepting from the Covenants of Warranty hereof, the taxes levied against said above described premises for the year 1948, due and payable in the year 1949, which taxes the grantees herein assume and agree to pay.

IN WITNESS WHEREOF, The said John Franklin Kever and Merial Kever, husband and wife, have hereunto set their hands and seals, this 13th day of May, A.D. 1948.

John Franklin Kever (SEAL) Merial Kever (SEAL)  
(\$3.30 in stamps)

State of Indiana, Delaware County, ss:

Before me, Notary Public, a in and for said County, this 13 day of May, 1948, personally appeared the within named John Franklin Kever and Merial Kever, husband and wife, grantors in the within conveyance and acknowledged, the execution of the annexed deed.

Witness my hand and seal.

SEAL Fred W. Jones, (SEAL)

My commission expires Mar. 4, 1951.

# 4846 Warranty Deed Effie M. Russell -Max Cohn

Recorded May 29, 1948.

3:30P.M.

THIS INDENTURE WITNESSETH, That Effie M. Russell,

single of Kosciusko County, in the State of Indiana, conveys and warrants to Max Cohn of Kosciusko County, in the State of Indiana, for and in consideration of one dollar and other valuable considerations the receipt whereof is hereby acknowledged, the following described real estate in Kosciusko County, in the State of Indiana, to-wit:

Lot Number eight hundred and seven (807) in the Original Plat to Winona Park, now the Incorporated Town of Winona Lake, as described in the plat of said Park, recorded in the Recorder's Office of said County.

Subject to taxes.

IN WITNESS WHEREOF, The said Grantor, Effie M. Russell, single has hereunto set her hand and seal, this 21st day of November, 1947.

(\$2.75 in stamps) Effie M. Russell, (SEAL)

State of Indiana, Kosciusko County, ss:

Before me, the undersigned, a Notary Public, in and for said County and State, this 21st day of November, A.D. 1947, personally appeared the within named Effie M. Russell, single, grantor in the above conveyance and acknowledged the execution of the same to be her voluntary act and deed for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

SEAL Allan S. Widaman, Notary Public.

My commission expires December 31, 1948.

Note: Use of this form constitutes practice of law and is limited to practicing lawyers.

# WARRANTY DEED

THIS INDENTURE WITNESSETH, That CLAIR L. MC GUIRE AND KATHLEEN A. MC GUIRE,  
Husband and Wife

of \_\_\_\_\_ County, in the State of VIRGINIA, CONVEY S  
AND WARRANT S to CLAIR L. MC GUIRE AND KATHLEEN A. MC GUIRE, Husband and Wife,  
Whose Address : 734 Pelham Dr., Newport News, Virginia 23602

of \_\_\_\_\_ County, in the State of Virginia, for the sum  
of \*\*\*\*\* ONE Dollars (\$1.00) and other

valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in  
KOSCIUSKO County, in the State of Indiana:

TRACT I: Lot Numbered Six (6) and the West Twelve (12) feet of Lot Numbered Seven (7) in First Addition to Island Park on Big Chapman Lake.

Together with the right the privilege to maintain a two (2) boat pier ten (10) feet wide on the West side and adjacent to the extension of a boundary line between Lots 6 and 7 if extended to the edge of Big Chapman Lake at low water mark.

TRACT II: Lot Numbered Twenty-two (22) in Island Park Annex.

All of said properties are subject to zoning laws and ordinances. The deed herein is executed to comply with the direction of the Kosciusko County Board of Zoning Appeals and subject to the condition that none of the lands described herein shall be separately conveyed without the approval of the Kosciusko County Board of Zoning Appeals or its successor. Nothing herein shall be construed to prevent the conveyance of the lands here described in their entirety as one tract.

PROPERTY ADDRESS: 6 EMS C27B1 Lane  
Warsaw, IN 46580

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH \_\_\_\_\_, SECTION 4,  
REAL ESTATE TRANSFER TAX ACT

2/14/94 Clair L. McGuire  
DATE BUYER, SELLER, OR REPRESENTATIVE

Duty Entered for Taxation  
Subject to Final Acceptance  
for Transfer this 28<sup>th</sup>  
Day Feb 19 94

Patricia C. Brown  
AUDITOR of KOSCIUSKO COUNTY

IN WITNESS WHEREOF, Grantor has executed this deed this fourteenth day of  
February 1994

Signature Clair L. McGuire (SEAL)  
Printed Clair L. McGuire

Signature Kathleen A. McGuire (SEAL)  
Printed Kathleen A. McGuire

STATE OF ILLINOIS }  
COUNTY OF WILL } SS:

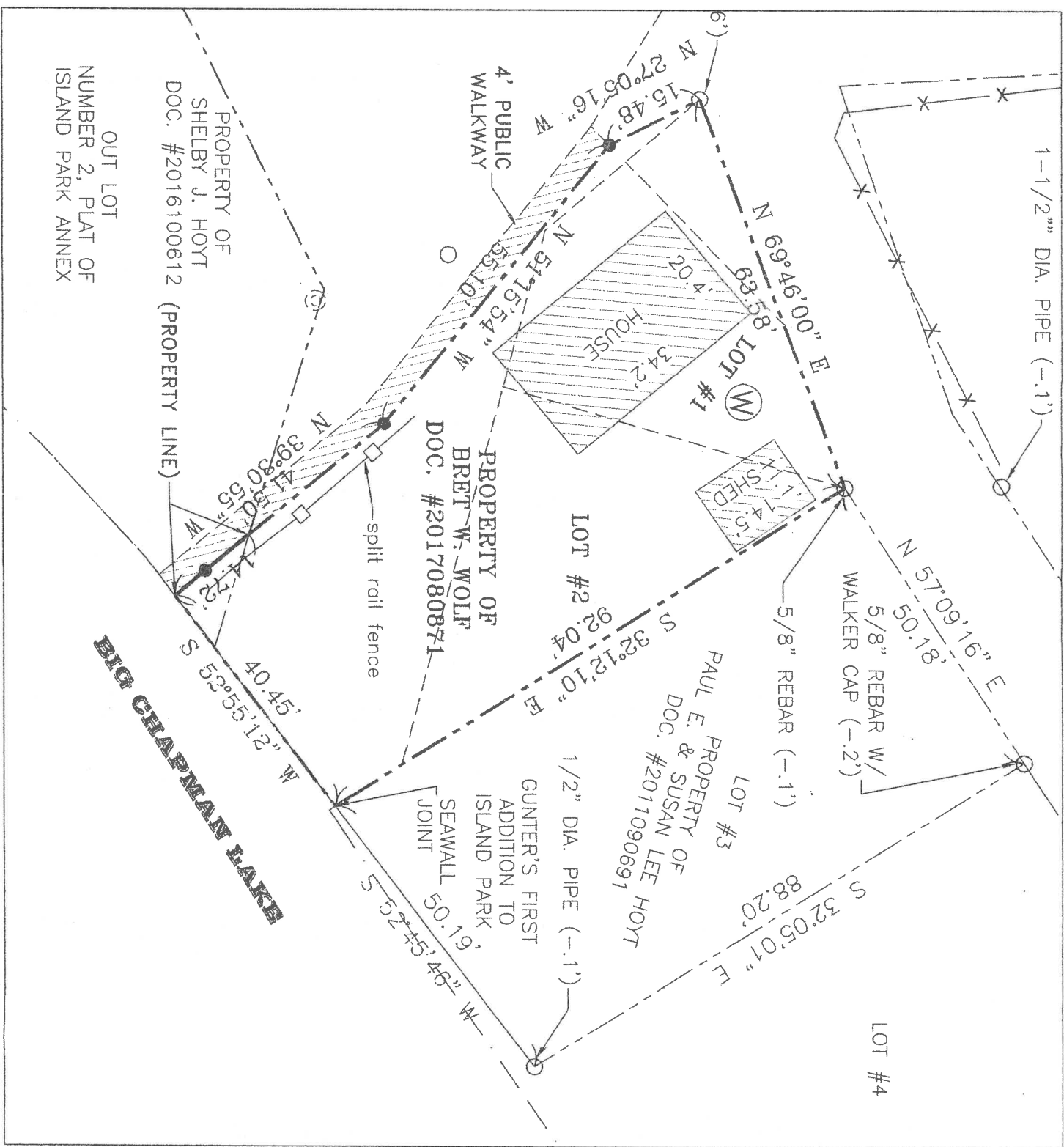
Before me, a Notary Public in and for said County and State, personally appeared Clair L. McGuire  
and Kathleen A. McGuire, Husband and Wife  
who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 14th day of February 19 94  
My commission expires January 17, 1996  
Signature Jeanette M. Voitik  
Notary Public, State of Illinois  
Printed Jeanette M. Voitik, Notary Public  
My Commission Expires January 17, 1996  
County, Will ILLINOIS  
Morris, IL, attorney at law.

This instrument was prepared by \_\_\_\_\_  
Return to: Mr. & Mrs. Clair L. McGuire, 734 Pelham Dr., Newport News, Virginia 23602

Send tax statements to: X Clair L. & Kathleen A. McGuire  
734 Pelham Drive Newport News, VA 23602

# PROPERTY LINE AGREEMENT DRAWING

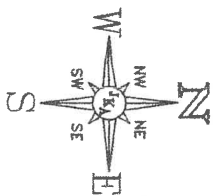


**PREPARED BY:**  
 John Kimpel & Associates, Inc.  
 Christopher W. McCrea - P.L.S. #20300062

Prepared By: **JOHN KIMPEL & ASSOCIATES, INC.**  
 902 S 325 E  
 WARSAW, INDIANA 46582

**LEGEND**  
 ○ = Pipe/Pin Round  
 ● = McCrea Cap Pin Set  
 5/8" X 24" rebar

**SCALE** 1" = 20'  
 0 10 20



5 EMS C27B1 LN  
 WARSAW, IN 46682

PROPERTY LINE AGREEMENT  
 Recorded as Presented  
 Kosciusko County Recorder IN

This agreement made this 10 day of May, 2024 by Bret W. Wolf (hereinafter called "Wolf") and Shelby J. Hoyt (hereinafter called "Hoyt").

WITNESSETH:

1. That "Wolf" is the owner of certain real estate described in document 2017080871 recorded in the Office of the Recorder of Kosciusko County and situated in Kosciusko County, Indiana, being more specifically described as follows:  
 Lots Numbered One (1) and Two (2) in Gunter's First Addition to Island Park, as recorded in Plat Book 3, page 271, in the Office of the Recorder of Kosciusko County, Indiana.

Also, beginning 28 feet South 55 degrees East from the Northeast corner of Lot 6 in the Original Plat of Island Park, and running thence North 49 degrees East 42.2 feet; thence North 68 h degrees East 26.8 feet to an iron pipe; thence South 33 degrees East 95 feet to the water's edge; thence South 56 1/4 degrees West 44.3 feet along the lake shore; thence North 41 degrees West 42.2 feet; thence North 52 5/8 degrees West 55.2 feet to the place of beginning, excepting a strip 4 feet wide along the West side which is reserved for a public path; and also excepting Lot Number 2 and that portion of Lot Number 1 in Gunter's First Addition to Island Park located within said description.

2. That "Hoyt" is the owner of certain real estate described in documents 9908243 and 201405816 recorded in the Office of the Recorder of Marshall County, Indiana and situated in Marshall County, Indiana, being more specifically described as follows:

Out Lot Number Two (2) in Island Park Annex, as platted in the records of Kosciusko County, Indiana, and also a triangular strip adjoining the west side of said Out Lot Number Two (2). It being meant by this conveyance to convey both of the above described tracts, as running to the waters edge of Big Chapman's Lake.

ALSO RELEASE AND QUIT CLAIM the following described real estate: A triangular strip adjacent to Out Lot No. 2, Island Park Annex. Said triangular strip being shown on the plat of Park Addition to Island Park and carrying the following identification: "This triangle is not in this plat but is a part of O. L. No. 2". Said triangular strip being shown on the Revised Plat of Park Addition to Island Park and carrying the following identification: "This triangle is not a part of this plat." Also all of the land lying between the southerly line of out Lot No. 2 in the Plat of Island Park Annex and the low water line of the water channel, said channel opens into Chapman Lake. The easterly and westerly lines of this tract being formed by the extension of the easterly and westerly lines of said Out Lot No. 2 at their original bearings to the low water line of said channel.

3. There is a split rail fence that currently runs parallel with the agreement line between "Wolf" and "Hoyt".

4. That "Wolf" and "Hoyt" do stipulate and agree that the division line between their respective parcels is as shown herein as (boundary line):

That both "Wolf" and "Hoyt" agree that the establishment of this boundary line is the equivalent to a covenant running with the land and shall be binding upon their heirs, assigns and transferees and shall have the same legal effect as a legal survey with respect to themselves and any respective owners of the respective parcels.

5. That this agreement is supported by consideration and that further consideration exists as to each party in their mutual and tranquility shall be the desired effect for the owners of the contiguous parcels of real estate.

*Bret W. Wolf*  
 Bret W. Wolf

*Shelby J. Hoyt*  
 Shelby J. Hoyt

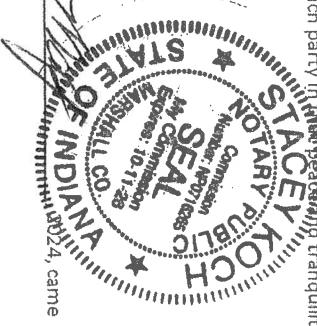
STATE OF INDIANA, Marshall COUNTY, SS:  
 Before me, the undersigned, a notary Public in and for said County, this 10 day of May, 2024, came  
 Brett W. Wolf and Shelby J. Hoyt and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal  
*Stacey Koch*  
 Notary Public

My commission expires 10-11-2026  
 My County of Residence is Marshall County, Indiana.

This instrument was prepared by Christopher W. McCrea, Professional Land Surveyor 902 S 325 East, Warsaw, Indiana 46582

Notary Public within and for the County of  
 Marshall, State of Indiana.  
 Stacey Koch #NP0716265  
 Commission expires 10-11-2026  
 2562 Walton Blvd, Warsaw, Indiana 46582



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.

*Bret W. Wolf*

FOR DESCRIPTION, SEE PAGE 2 OF 2

THIS CERTIFICATE SHOULD NOT BE USED OR COPIED WITHOUT ATTACHING THE PAGE-2 SURVEY REPORT.

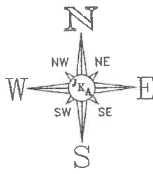
JK-22444  
Page 1 of 2

2024060548 SRVY \$25.00  
06/18/2024 12:12:12P 2 PGS  
Deborah A Wright  
Kosciusko County Recorder IN  
Recorded as Presented



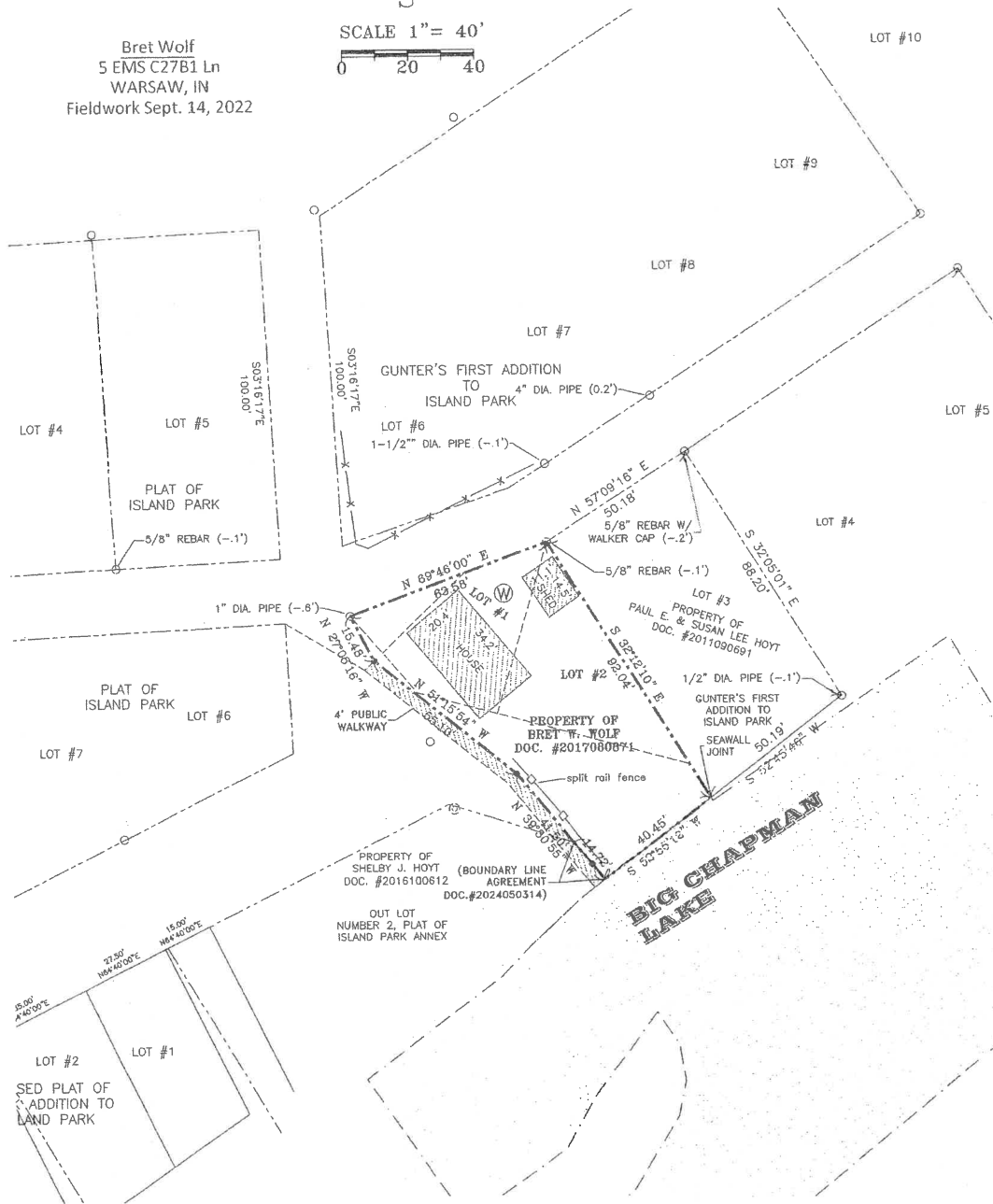
**LEGEND**

- = Pipe/Pin Found
- = McCrea Cap Pin Set
- 5/8" X 24" rebar



SCALE 1" = 40'  
0 20 40

Bret Wolf  
5 EMS C27B1 Ln  
WARSAW, IN  
Fieldwork Sept. 14, 2022

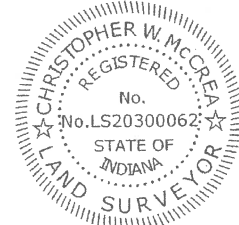


**CERTIFICATION**

I certify that to the best of my knowledge and belief this plat represents a survey conducted under my supervision in accordance with Title 865 IAC 1-12-1 thru 30. This survey was made for Bret Wolf on June 18, 2024.

*Christopher W. McCrea*

Christopher W. McCrea  
Registered Land Surveyor #20300062



DESCRIPTION

Lots Numbered One (1) and Two (2) in Gunter's First Addition to Island Park, as recorded in Plat Book 3, page 271, in the Office of the Recorder of Kosciusko County, Indiana.

Also, beginning 28 feet South 55 degrees East from the Northeast corner of Lot 6 in the Original Plat of Island Park, and running thence North 49 degrees East 42.2 feet; thence North 68 degrees East 26.8 feet to an iron pipe; thence South 33 degrees East 95 feet to the water's edge; thence South 56<sup>1</sup>/<sub>4</sub> degrees West 44.3 feet along the lake shore; thence North 41 degrees West 42.2 feet; thence North 52 degrees West 55.2 feet to the place of beginning, excepting a strip 4 feet wide along the West side which is reserved for a public path; and also excepting Lot Number 2 and that portion of Lot Number 1 in Gunter's First Addition to Island Park located within said description.

Subject to all covenants, easements, or restrictions of record, and all applicable building and zoning laws and ordinances and possible rights of tile and drainage ditches.

SURVEYORS REPORT

This is a boundary survey in accordance with Title 865 of the Indiana Administrative Code 1-12 "Rule 12", the following observations and opinions are submitted regarding the various uncertainties of the location of the lines and corners established on this survey as a result of:

- a. Availability and condition of referenced monuments
- b. Occupation or possession lines
- c. Clarity or ambiguity of the record description and/or adjoiner's descriptions used
- d. The theoretical uncertainty of the measurements.

1. The relative position accuracy (due to random errors in measurement) of the corners of the above described property established by this survey is within specifications of a "Suburban" survey 0.13' + 100 PPM in accordance with the Indiana Survey Standards as Defined in the IAC 865.

2. A boundary line agreement between Bret Wolf and Shelby Hoyt was recorded in document #2024050314 in the Office of the Recorder of Kosciusko County.

3. For variances, discrepancies and inconsistencies, see survey plat on page 1 of 2 attached.

## GENERAL NOTES:

**TITLE:** This survey is subject to any restrictions or easements that may be disclosed by a full and accurate title search and the undersigned should be notified of any additions or revisions that may be required.

**SETBACKS & EASEMENTS:** This survey is subject to any building setbacks per the Kosciusko County zoning regulations and any drainage easements or restrictions per I.C. (Indiana Code) 36-9-27-33.

**BASIS OF BEARINGS:** All measured bearings herein are based upon INDOT VRS Base, using NAD83 Indiana East coordinate system

**SECTION CORNERS:** If the Kosciusko County Surveyor relocates or re-establishes the Section corners at different locations than noted herein, the location of section lines and associated property lines and corners of the surveyed tract may vary.

I affirm, under the penalties for perjury, that I have taken reasonable care to reflect each Social Security number in this document, unless required by law.

\_\_\_\_\_  
Christopher W. McCrea  
Registered Land Surveyor #20300062

Duly entered for Taxation Subject to  
Final Acceptance for Transfer this

AUG 06 2025

*Deborah A. Wright*  
Auditor of Kosciusko County

2020071068 DEED \$25.00  
07/17/2020 10:29:38AM 4 PGS  
Joetta Mitchell  
Kosciusko County Recorder IN  
Recorded as Presented



Duly Entered for Taxation Subject to  
Final Acceptance for Transfer this

Jul 17 2020

*Michelle L. Puckett*  
Auditor of Kosciusko County

**WARRANTY DEED**

File No.: 702000592-BLF

**THIS INDENTURE WITNESSETH**, that Jerome A Buchman and Cecilia M. Buchman, also known as Cecilia Buchman, husband and wife (Grantor) CONVEY(S) AND WARRANT(S) to Justin M Rees (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Kosciusko County and Allen County in the State of Indiana, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**Property:** 14 EMS C27B1 Ln, Warsaw, IN 46582, Vacant Land EMS C27B1 Ln, Warsaw, IN 46582 and Vacant Land EMS C27B1 Ln, Warsaw, IN 46852

**Subject to** all current real estate taxes and assessments and all subsequent taxes and assessments.

**Subject to** all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 13th day of July, 2020.

*Jerome A. Buchman*  
Jerome A Buchman

*Cecilia M. Buchman*  
Cecilia M. Buchman

*Recorded to show boat pier landing, location and terms and conditions.*

2025080181 RERD \$25.00  
08/06/2025 03:29:09P 4 PGS  
Deborah A Wright  
Kosciusko County Recorder IN  
Recorded as Presented

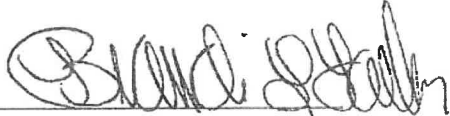


STATE OF INDIANA

COUNTY OF KOSCIUSKO

Before me, a Notary Public in and for said County and State, personally appeared Jerome A Buchman and Cecilia M. Buchman who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 13th day of July, 2020

Signature:   
Printed: \_\_\_\_\_  
Resident of: \_\_\_\_\_ County  
State of: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_



Prepared By: Edward W. Hardig, Jr., Attorney at Law  
401 W. High Street, Elkhart, IN 46516  
IN19199-71/MIP60319

Grantee's Address and Tax Billing Address: 14 EMS C27B1 Ln  
Warsaw, IN 46582

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: Brandi L. Farber.

Return To: Fidelity National Title Company, LLC  
108 W. Main Street, Warsaw, IN 46580

**CERTIFICATE OF PROOF**

File No.: 702000592-BLF

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached.

*Diane Wulliman*

Witness Signature

*Diane Wulliman*

Witness Name

**PROOF:**

STATE OF INDIANA

COUNTY OF KOSCIUSKO

Before me, a Notary Public in and for said County and State, on July 13, 2020, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Jerome A Buchman and Cecilia M. Buchman to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Jerome A Buchman and Cecilia M. Buchman execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

*Brandi L Farber*

NOTARY PUBLIC



Printed: \_\_\_\_\_

Resident of: \_\_\_\_\_ County

State of: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

**EXHIBIT "A"**  
Legal Description

PARCEL 1:

LOTS NUMBERED 8 AND 9 IN GUNTER'S FIRST ADDITION TO ISLAND PARK, AS RECORDED IN OLD PLAT BOOK 2, PAGE 271, NOW IN NEW PLAT BOOK 2, PAGE 76, IN THE OFFICE OF THE RECORDER OF KOSCIUSKO COUNTY, INDIANA.

PARCEL 2:

LOT NUMBER 10 IN GUNTER'S FIRST ADDITION TO ISLAND PARK, AS RECORDED IN OLD PLAT BOOK 2, PAGE 271, NOW IN NEW PLAT BOOK 2, PAGE 76, IN THE OFFICE OF THE RECORDER OF KOSCIUSKO COUNTY, INDIANA.

ALSO, PART OF SECTION 26, TOWNSHIP 33 NORTH, RANGE 6 EAST, KOSCIUSKO COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT NUMBER 10 IN GUNTER'S FIRST ADDITION TO ISLAND PARK; THENCE NORTH 60 DEGREES 00 MINUTES EAST (DEED BEARING), ON AND ALONG THE NORTHEASTERLY PROJECTION OF THE NORTHWESTERLY LINE OF SAID LOT NUMBER 10, A DISTANCE OF 73.06 FEET (RECORDED "ABOUT 73 FEET") TO THE POINT OF INTERSECTION WITH A LINE ESTABLISHED BY SURVEY MONUMENTS FOUND (RECORDED AS PROPERTY LINE OF GUNTER AND MATERNES); THENCE SOUTH 01 DEGREE 23 MINUTES WEST (RECORDED SOUTH), ON AND ALONG SAID LINE, A DISTANCE OF 196.7 FEET, MORE OR LESS, TO THE WATERS EDGE OF CHAPMAN LAKE; THENCE SOUTH 53 DEGREES 04 MINUTES 40 SECONDS WEST, ON AND ALONG SAID WATERS EDGE, A DISTANCE OF 16.78 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHEASTERLY PROJECTION OF THE NORTHEASTERLY LINE OF LOT NUMBER 5 IN SAID GUNTER'S FIRST ADDITION TO ISLAND PARK; THENCE NORTH 31 DEGREES 20 MINUTES WEST, ON AND ALONG SAID SOUTHEASTERLY PROJECTION AND ON AND ALONG THE NORTHEASTERLY LINE OF SAID LOT NUMBER 5, A DISTANCE OF 52.7 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT NUMBER 5; THENCE NORTH 08 DEGREES 04 MINUTES 30 SECONDS WEST, A DISTANCE OF 25.27 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT NUMBER 10, SAID POINT BEING THE SOUTHEAST CORNER OF THE WEST 10 FEET OF SAID LOT NUMBER 10; THENCE NORTH 40 DEGREES 46 MINUTES 30 SECONDS EAST, ON AND ALONG THE SOUTHEASTERLY LINE OF SAID LOT NUMBER 10, A DISTANCE OF 42.03 FEET TO THE MOST EASTERLY CORNER OF SAID LOT NUMBER 10; THENCE NORTH 31 DEGREES 20 MINUTES WEST, ON AND ALONG THE NORTHEASTERLY LINE OF SAID LOT NUMBER 10, A DISTANCE OF 80.0 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.166 ACRES OF LAND, MORE OR LESS.

18. Terms and conditions of boat landing as set out in Deed recorded May 29, 1948 in Deed Book 166, page 319, (Parcel 1)

19. Subject to terms and conditions of a boat pier landing and easement as set out in Deed recorded June 25, 1958 in Deed Book 189 page 264. (Parcel 2)