



202500001996

FILED FOR RECORD IN

PIKE COUNTY IN

MISTY COLEMAN, RECORDER

RECORDED AS PRESENTED

DATE RECORDED: 11/19/2025 01:11 PM

RECORDING FEE 25.00

EASEMENT

PAGES: 4

GRANT OF EASEMENT

Indenture, made this 13<sup>th</sup> day of November, 2025 between Lynn Corn and Gregory B. Corn, Grantor, and Carol B. Coleman and David K. Coleman, Grantee.

Whereas, the Grantor is the owner in fee simple of real estate, by virtue of a Warranty Deed dated August 1, 1980, and recorded August 4, 1980 in Deed record 95 at page 57 in the records of the recorder of Pike County, Indiana; and,

Whereas, the Grantee is the owner in fee simple of real estate, by virtue of a Court Order dated July 6, 1987 and recorded July 16, 1987 in Deed Record 109 at page 132 in the records of the Recorder of Pike County, Indiana (Cecil Coleman having passed away 4/2/2008 thereby terminating his life estate interest); and,

Whereas, the Grantor has agreed that the Grantor shall grant to the Grantee an easement and/or a right of way over the said land of the Grantor.

NOW THEREFORE, WITNESSETH, that in pursuance of said agreement, and in Consideration of the sum of One Dollar and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor hereby grants to the Grantee, and the heirs and assigns of Grantee, a permanent and perpetual easement and/or right of way, with full and free right and liberty for the Grantee, and all others having like rights or duties associated with Grantee, at all times hereafter, for ingress and egress by vehicles, trailers, tractors, and implements of agriculture of every description (or without vehicles), for the perpetual benefit of the real estate of the Grantee, for all similar purposes connected with the agricultural use and enjoyment of the land of the Grantee, which easement is more particularly described as follows, to-wit:

An easement 50 feet wide, adjoining the east line of the Southeast Quarter of the Southeast Quarter of Section 18, Township 2 South Range 6 West, beginning at the Southeast Corner of said Quarter

Quarter Section, Township and Range, and running North from said Southeast Corner 190 feet; ALSO, an easement 50 feet wide adjoining the east line of the Northeast Quarter of the Northeast Quarter of Section 19, Township 2 South, Range 6 West, beginning at the Northeast Corner of said Quarter Quarter Section, Township and Range, and running South 415 feet. (See attached sketch)

Grantee to maintain and gravel said easement.

To have and to hold the easement and/or right of way hereby granted unto the Grantee, and the heirs and assigns of Grantee, as appurtenant to the said land of the Grantee.

3/17/1993

Grantors affirm under penalties for perjury that Margaret Corn passed away on the 17 day of Mar, 1983, leaving these Grantors (her two children) as her sole and only heirs at law. She was not survived by any spouse, nor by any other children or children of a deceased child.

This conveyance is exempt from disclosure requirements as no valuable consideration is being given.

In Witness Whereof, the Grantor, have hereunto set hand and seal this 13th day of November, 2025.

*Lynn Corn*

\_\_\_\_\_  
Lynn Corn

\_\_\_\_\_  
Gregory B. Corn

STATE OF Indiana )

) SS:

ACKNOWLEDGMENT

COUNTY OF Daviess )

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared the within named Lynn Corn, one of the Grantors in the above instrument, who duly acknowledged the execution thereof to be a free and voluntary act and deed for the uses and purposes therein set forth.

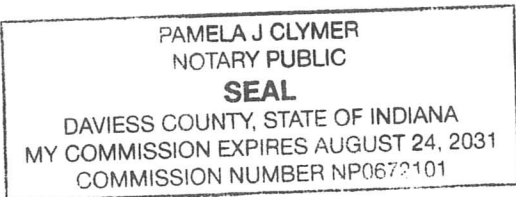
WITNESS my hand and Notarial Seal this 13th day of November, 2025.

My Commission Expires:

8-24-31

*Pamela J Clymer*  
\_\_\_\_\_  
Pamela J. Clymer -Notary Public  
(Printed Name of Notary Public)

Residing in Daviess County, Indiana



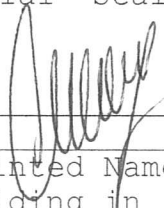


STATE OF Indiana )  
 ) SS: ACKNOWLEDGMENT  
COUNTY OF Hamilton )

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared the within named Gregory B. Corn, one of the Grantors in the above instrument, who duly acknowledged the execution thereof to be a free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and Notarial Seal this 14 day of November, 2025.

My Commission Expires:  
April 12, 2032

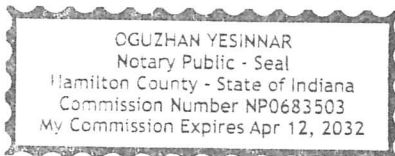
  
\_\_\_\_\_  
-Notary Public  
(Printed Name of Notary Public)  
Residing in Hamilton County, Indiana

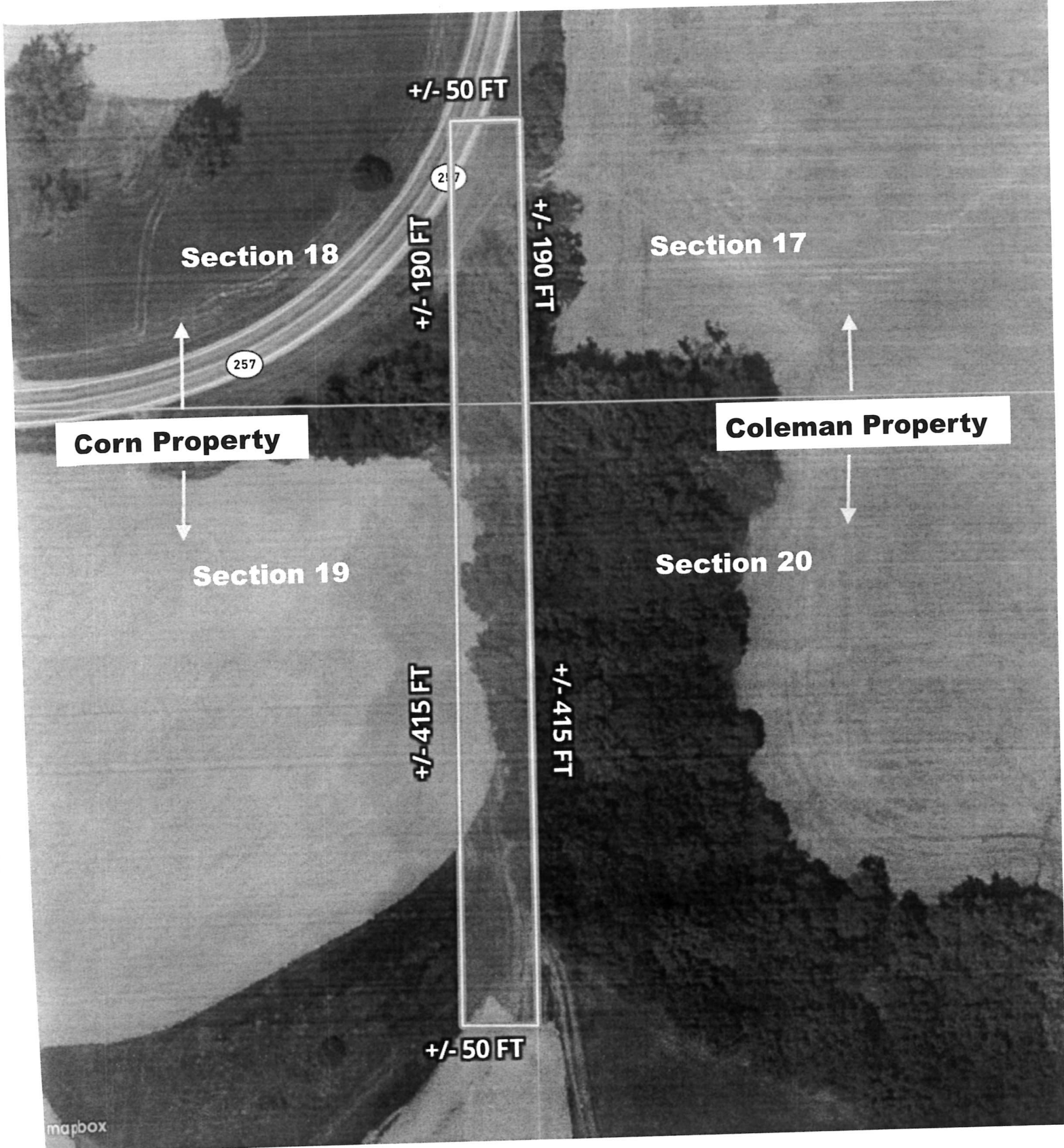
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Brian K. Mahoney

**This instrument prepared by BRIAN K. MAHONEY, of  
MAHONEY LAW OFFICE**

**822 Main Street, P. O. Box 176, Petersburg, IN 47567 Telephone: (812) 354-8121 FAX: (812) 354-8161**

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+/- 50 FT

Section 18

+/- 190 FT

257

+/- 190 FT

Section 17

257

Corn Property

Coleman Property

Section 19

Section 20

+/- 415 FT

+/- 415 FT

+/- 50 FT