

BID PACKET

ABSOLUTE FORECLOSURE HOME & LAND AUCTION

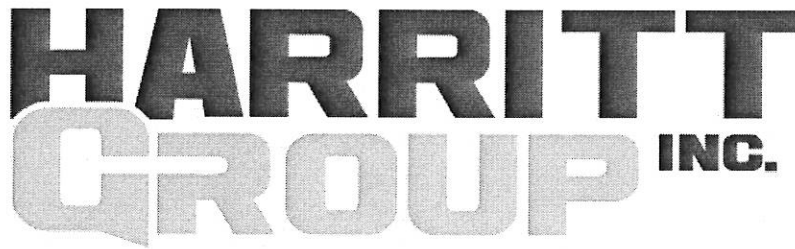
 **5974 BUTTONTOWN ROAD
GREENVILLE, IN 47124**

 **SATURDAY, AUGUST 22 @ 10AM**

**HARRITT
GROUP** INC.

HARRITGROUP.COM

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

5974 Buttontown Road, Greenville, IN 47124

Saturday, August 22, 2020 @ 10AM

This property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.

COVID-19 PRECAUTIONS The Harritt Group will follow social distancing and face mask recommendations. Inspection by appointment only. Video tours available upon request.

TRACT 1 - HOME ON 10 ACRES

Selling to the highest bidder, pursuant to Indiana Code 32-29-7 per Floyd County Circuit Court Cause# 22CO1-1902-MF-000201 for the Sheriff of Floyd County, the property commonly known as 5974 Buttontown Road, Greenville, IN 47124 on a 10-acre tract known as Part of NE 1/4 Section 8 Township 2South Range 5 East per deed improved with a 2 story brick home with inground pool, accessed via easement selling in as-is condition for a Sheriff's deed.

TRACT 2 - 21.87 ACRES

Selling to the highest bidder, known as Part of NE 1/4 8-2-5; 10.66 Acres and Part of N 1/2; 8-2-5; 11.21 Acres per deed. A vacant open and level 21.87 acres, divided into two parcels located in front of and behind the home. The front parcel is 11.21 Acres with 395' road frontage on Buttontown Road with a gated brick entrance and a paved driveway granting ingress and egress easement access to the home tract. The back parcel is 10.66 Acres with no deeded or easement access. This 21.87-acre tract will be sold as a whole and offered immediately following the Sheriff's Auction of Tract 1.

AUCTION ORDER

Each tract will sell individually with no grouping or multi-par beginning with Tract 1.

Tract 1 - Home on 10 Acres with Easement Access

Tract 2 - 21.87 Acres, 2 Separate Parcels, 395' Road Frontage on Front Parcel Only

REGISTRATION REQUIRED

Onsite bidder registration will begin one hour before the auction. All bidders must provide a valid driver's license and current address. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions. The Harritt Group staff is always available on auction day to assist any bidder who has questions. If you need assistance prior to please call our office at 812-944-0217.

BIDDING LIVE ONSITE

Bidding in this auction is being conducted live onsite.

BUYER'S PREMIUM

A 10% buyer's premium will be added to the hammer bid price to determine the final purchase price. Example: Hammer Bid Price \$100,000 plus a 10% buyer's premium equals a contract purchase price of \$110,000.

MANNER OF PAYMENT

A non-refundable down payment in the amount of \$40,000 (TRACT 1) and \$20,000 (TRACT 2) payable in the form of Cashier's Check, is due immediately following the auction with the signing of a legally binding purchase agreement. The down payment collected applies to the total purchase price for the real estate and will be held in the Harritt Group Escrow Account until the day of closing.

CLOSING

All auctions are a cash sale and the balance of the purchase price will be due in 30 calendar days, on or before September 22, 2020. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

POSSESSION

Seller will give possession at closing.

INSPECTION

Property is being sold "As -Is, Where Is" with no representations or warranties either express or implied by the seller or the auction company of any kind including any representation or warranty as to the condition, habitability, or fitness for a particular purpose of the Real Estate. The property is selling without contingencies. All inspections are welcomed prior to the auction at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and due diligence concerning the property and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. All information contained in the advertising and all related materials is subject to the terms and conditions outlined in the purchase agreement. All measurements and acreage are per courthouse records. NOTE: Water is currently turned off and will not be on for inspections.

Buyer acknowledges that in every neighborhood there are conditions that others may find objectionable. The buyer shall, therefore, be responsible to become fully acquainted with the neighborhood and other off-site conditions that could affect the Property.

FLOOD DESIGNATION

Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. The buyer shall pay for and be responsible for flood certification if needed.

EVIDENCE OF TITLE

Seller will provide a merchantable title via a sheriff's deed on Tract 1 and via deed on Tract 2. Cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. The buyer is accepting title subject to all recorded or unrecorded covenants, restrictions, and easements.

REAL ESTATE TAXES AND ASSESSMENTS

Buyer to assume Fall 2019 taxes due Fall 2020, and all subsequent taxes due after the delivery of the deed. All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller to the County Treasurer. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* The buyer may apply for current-year exemptions/credits at or after closing if applicable.

SURVEY

Property is being sold *without* a survey per deed.

BROKER PARTICIPATION

A commission will be paid to any properly licensed Broker who registers prior to the auction a successful buyer according to the appropriate Broker Participation Agreement and requirements.

PRE-AUCTION SALES

Pre-auction offers must meet all auction terms and be submitted to the Auctioneer on the Auction Purchase Agreement along with the required deposit. Properly submitted offers will be presented to the seller, who may accept or reject such offer in their sole and absolute discretion.

SOLD ABSOLUTE WITH NO RESERVE

Property selling to the highest bidder with no minimum.

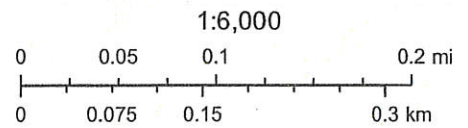
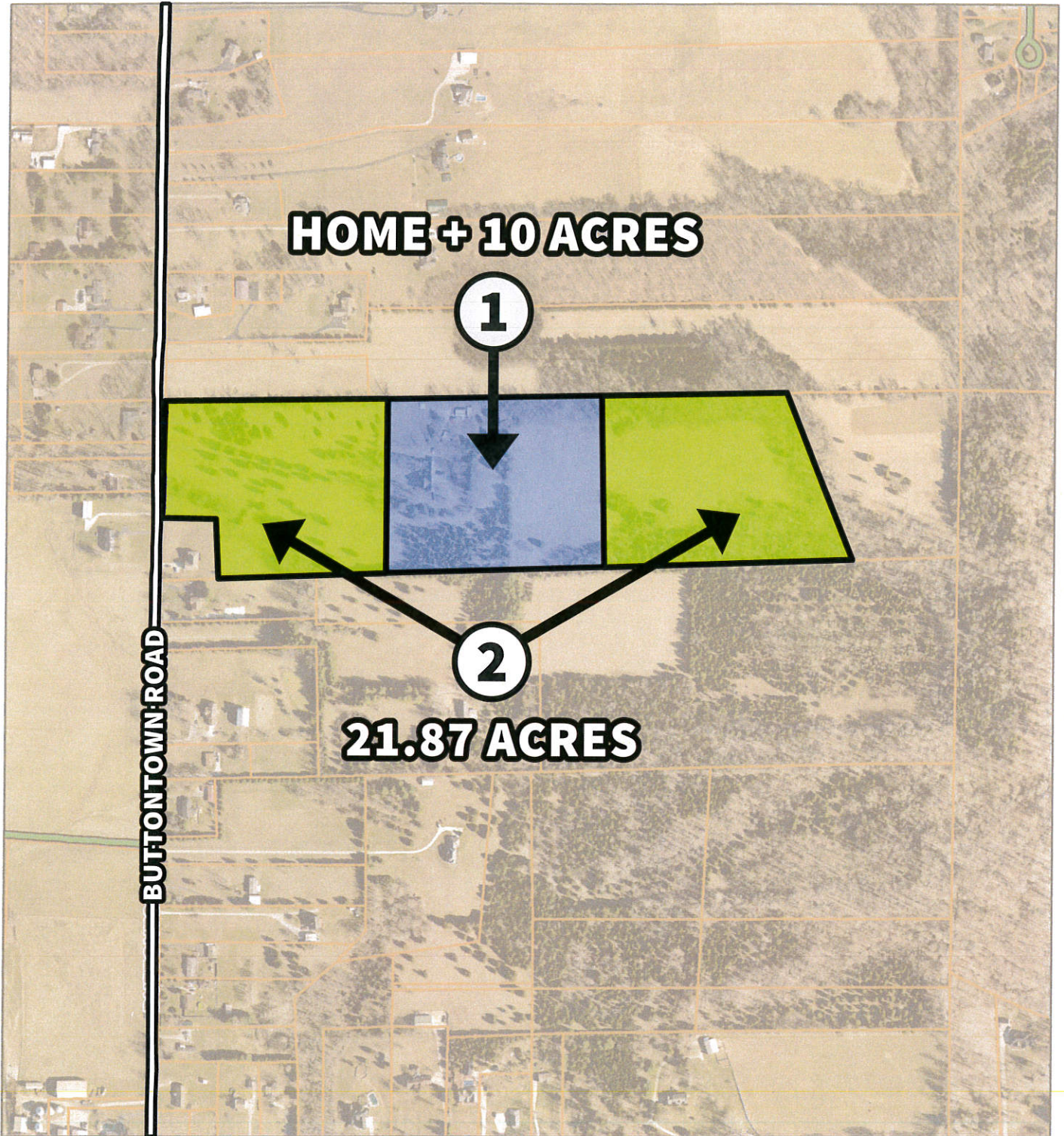
AGENCY

The Harritt Group is acting exclusively as agents for the seller.

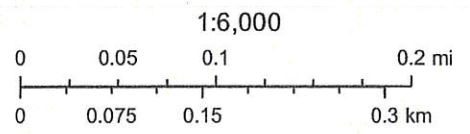
SELLER

Floyd County Sheriff Frank Loop
Rebecca Philpott

5974 Buttontown Road, Greenville, IN 47127



5974 Buttontown Road, Greenville, IN 47127



TRACT 1

HOME ON 10 ACRES



Selling to the highest bidder, pursuant to Indiana Code 32-29-7 per Floyd County Circuit Court Cause# 22CO1-1902-MF-000201 for the Sheriff of Floyd County, the property commonly known as 5974 Buttontown Road, Greenville, IN 47124 on a 10-acre tract known as Part of NE 1/4 Section 8 Township 2South Range 5 East improved with a 2 story brick home with in-ground pool, accessed via easement selling in as-is condition for a Sheriff's deed.

A stately one-owner brick traditional home built in 1984 with two large covered porches, nestled on 10 acres in suburban Floyd County. The 4,087 square foot home boasts spacious rooms including a grand center entrance with sweeping staircase, kitchen with island breakfast bar, a light-filled dining area with adjacent fireside room, a formal dining room, living room with fireplace, half bath, and a study with built-in bookcases and hidden door on the first floor.

The second floor features three bedrooms and three baths, including the main bedroom with a large dressing room, closet space, and dual baths plus a large upper covered porch overlooking the surrounding countryside. The unfinished basement has 1848 square feet and includes a laundry area with a deep sink and a utility overhead door. The home has LP gas heat and central air.

In addition, the two-car attached garage has a 16' x 35' finished studio on the second floor, an inground pool in a private backyard, and a circular drive with easement access through a gated entrance.

Home and grounds await your attention, selling in as-is condition with no reserve to the highest bidder.

SELLER Floyd County Sheriff Frank Loop

Client Detail

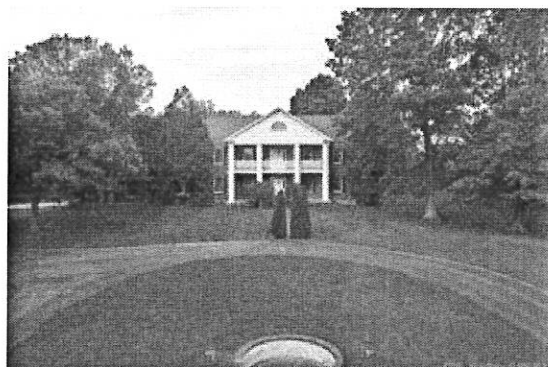
5974 Buttontown Road, Greenville, IN 47124

Listing #: **202009565**

Total Finished Sqft: **4,087**

Above Grade Finished SqFt: **4,087**

\$0
Active (07/28/20)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	Greenville
Subdivision:	No	School Dst:	New Albany-Floyd Cty
Subdiv Nm:		Parcel#:	220300800005000004
Beds:	3	Lot Sz:	10 / 435,600
Baths:	4 (3 1)	Lot Size Src:	Deed
Abv Grd SF:	4,087	Lot Dim:	
Tot Fin SF:	4,087	Year Built:	1984
New Const:	No	Annual Tax:	3,476
Home Warranty:	No	Tax Year:	2019/2020
Land Assess:	59,600	DOM:	1
Improvements:	373,000	HOA \$:	/ None
Total Assess:	432,600		

Directions: **I-64 to Greenville Hwy. 150 Exit #119. West 7.5 miles to left on Buttontown Road. Continue 0.8 miles to auction on left.**

Legal: **Part of NE QTR. S8 T2S R5E Greenville TWP Floyd County, IN 10 AC. An easment for ingress and egress.**

Tot Deductions:	\$164,935	Deduction Type	Comment	
		Supplemental Homestd	\$116,935	[-
		Mortgage	\$3,000]

Remarks

Absolute Foreclosure Home & Land Auction - Live Onsite Saturday, August 22, 2020, @ 10 AM. A Public Sheriff's Auction selling a spacious two-story brick home with unfinished basement, inground pool, and attached garage on 10 acres with an additional 21.87 acres selling concurrently. See MLS# 202009567. Each tract will sell individually to the highest bidder, with no grouping or multi-par. Home features grand center entrance with sweeping staircase, study with built-in bookcases and murphy's door, main bedroom with dual baths, 16' x 35' studio finished above garage, utility overhead door in basement, circular drive with easement access. Square footage per courthouse records, however, agent has estimated square footage in basement to be less. Note: Legal description on county records is incorrect - selling per deed. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS Non-refundable DOWN PAYMENT of \$40,000 payable in the form of Cashier's Check, due immediately following the auction with signing of purchase agreement. TAXES Buyer to assume Fall 2019 taxes due Fall 2020. CLOSING shall be 30 calendar days from the day of auction or sooner. POSSESSION Day of closing. SELLING AS-IS, with no representations, warranties, or contingencies for Sheriff's Deed. Inspections welcomed prior to auction. Note: Water is off and will not be on for inspections. OPEN Thursday, Aug. 13, 4 - 6 PM.

Amenities

Type:	2 Story	Foundation:	Poured Concrete
Zoning:	Agri/ Residential	Basement:	Yes
Construction:	Existing	Laundry:	Yes
Outbuildings:		Laundry Type:	Other
# Fireplaces:	2 Fireplace: Woodburning	Road Frontage:	0
Roof Type:	Shingle		
Appliances:	Compactor, Dishwasher, Disposal, Oven Self Clean, Range / Oven		
Lot Description:	Additional Land Av, Scenic View, Secluded Lot		
Exterior Type:	Brick Over Frame		
Exterior Feat:	Balcony, Covered Porch, Patio, Paved Driveway, Pool - Inground		
Interior Feat:	Bath Master, Breakfast Bar, Built-in Bookcase, Ceiling Fan(s), Den/Office, Eat-in Kitchen, Family Room, Formal Dining Rm, Foyer, Kitchen Island		
Road Type:	Paved		

Measurements

Above Grade Finished:	4,087.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	4,087
Below Grade Unfinish:	1,848.0		

Room Sizes & Levels

Total Rooms: **10** Garage: **Y** Garage Size: **29 x 29** Garage Type: **Attached, Side** Garage Spaces: **2**
Entry

Type	Dimension	Level	Flooring	Description
Living Room	20 x 15	1st Floor	Wood	Fireplace
Office	15.6 x 13	1st Floor	Wood	Study w/Built Ins
Dining Room	19.6 x 15.6	1st Floor	Carpet	
Kitchen	22 x 15.6	1st Floor	Vinyl	Includes Dining Area
Family Room	21 x 17	1st Floor	Carpet	Fireplace
Bathroom Half	7.6 x 5.6	1st Floor	Tile	
Bedroom	20 x 15.6	2nd Floor	Carpet	

Other	15.6 x 10.6	2nd Floor	Carpet	Dressing Room
Bathroom Full	10 x 5	2nd Floor	Tile	
Bathroom Full	10 x 5.6	2nd Floor	Tile	
Bedroom	19.6 x 13	2nd Floor	Carpet	
Bedroom	14 x 15.6	2nd Floor	Carpet	
Bathroom Full	11.5 x 8	2nd Floor	Tile	
Other	11.6 x 9	2nd Floor	Tile	

Utilities

Water Heater:	Electric	Heat Type:	Forced Air
Water Type:	Public Onsite	Cooling Type:	Central Air
Natural Water:		Fuel Type:	LP Gas
Sewer Type:	Septic Onsite		

General Information

Possession:	At Closing	Covenants & Restr:	No
Flood:	No	Sign:	Yes
Seller Will Lease:	No	Terms:	No

All information deemed reliable but not guaranteed.

TRACT 1 Home on 10 ACRES

Floyd County Recorder
Linda L. Berger 1P
JKM Date 03/24/2005 Time 15:01:31
I 200503971 Page 1 of 1

part of
Tax Duplicate No. 003-15600-37

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH that, GREG L. PHILPOTT, Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged,

CONVEYS AND QUITCLAIMS

unto GREG L. PHILPOTT and REBECCA S. PHILPOTT, husband and wife, Grantees, whose mailing address for tax purposes is 5974 Buttontown Road, Greenville, IN 47124, the following described real estate situated in the County of Floyd, State of Indiana, to-wit:

A part of the Northeast Quarter of Section 8, Township 2 South, Range 5 East, Greenville Township, Floyd County, Indiana, more particularly described as follows:

Commencing at the North Quarter Corner of Said Section 8 and running thence East for a distance of 873.9 feet to the TRUE POINT OF BEGINNING of the tract herein described; Thence continuing East along the North line of Section 8 for a distance of 714.6 feet; thence running S. 01 deg. 19' 50" E., for a distance of 599.59 feet; thence running S. 89 deg. 33' 50" W. for a distance of 732.94 feet; thence running N. 01 deg. 23' 20" E. for a distance of 605.2 feet, more or less, to the TRUE POINT OF BEGINNING, Containing in all 10.00 Acres.

ALSO, an easement for ingress and egress and for the installation and maintenance of public utilities, said easement being 30 feet in width, the centerline of which is described as follows: Beginning at a point in Buttontown Road and in the west line of the Northeast Quarter of Section 8, which point is 125 feet south of the north quarter corner of Section 8 at the intersection of the centerline of an asphalt drive, and then running southeasterly along the center of that asphalt drive for a distance of 874 feet, more or less, to the south line of the above described ten acre tract.

Subject to any and all easements and/or restrictions of public record that may apply to the above described real estate.

Grantees by acceptance of this deed assume and agree to pay all taxes now due and all subsequent taxes.

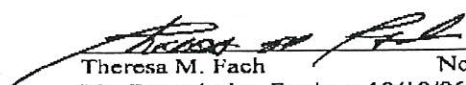
IN WITNESS WHEREOF the Grantor has hereto set his hand this 21st day of March, 2005.



GREG L. PHILPOTT

STATE OF INDIANA)
) SS:
COUNTY OF FLOYD)

BEFORE ME, a Notary Public in and for said County and State, personally appeared GREG L. PHILPOTT and acknowledged the execution of the above and foregoing Quitclaim Deed. WITNESS my hand and notarial seal this 21st day of March, 2005.



Theresa M. Fach Notary Public
My Commission Expires: 10/10/06
Resident of Floyd County, Indiana



THIS INSTRUMENT WAS PREPARED BY: David Ashley Andrews, #15360-22, Attorney at Law, 922 E. Spring Street, New Albany, IN 47150

Duly Entered For Taxation
Subject To Final Acceptance
For Transfer

MAR 24 2005



Theresa A. Plais

TRACT 2

21.87 ACRES



A vacant open and level 21.87 acres, divided into two parcels located in front of and behind the home. The front parcel is 11.21 Acres with 395' road frontage on Buttontown Road with a gated brick entrance and a paved driveway granting ingress and egress easement access to the home tract. The back parcel is 10.66 Acres with no deeded or easement access. This 21.87-acre tract will be sold as a whole and offered immediately following the Sheriff's Auction of Tract 1. The land will be sold with no reserve to the highest bidder.

SELLER Rebecca Philpott

Client Detail

5900 Block Buttontown Road, Greenville, IN 47124

Listing #: 202009567

\$0

Active (07/28/20)



Prop Type: **Vacant Land**
County: **Floyd**
Subdiv: **No**
Township: **Greenville**
Acres: **21.8700**
Zoning: **Agri/ Residential**
Outbuildings:
Mobile/Modular:
Wooded YN: **Yes**
Exempt: **0**
Road Type: **Paved**
Road Frontage: **395'**
HOA:

Lot Sz: **952,657.20**
Lot Sz Src: **Deed**
DOM: **1**
Lot Dim:
Irreg. Dim: **Yes**
Annual Tax: **226**
Tax Year: **2019/2020**
Land Assess: **\$16,500**
Improvements: **\$0**
Total Assess: **\$16,500**
Timber Acreage:
Pasture Acreage:
Possible Financing: **Cash**

Parcel#: 220300800076000004

Adl Parc#: 220300800006000004

Lot Description: **Additional Land Av, Gated Entry**

Legal: **PRT. N 1/2 & NE 1/4 S8, T2, R5 11.21 Acres & 10.66 Acres.**

Directions: **I-64 to Greenville Hwy. 150 Exit #119. West 7.5 miles to left on Buttontown Road. Continue 0.8 miles to auction on left.**

Remarks

Absolute Foreclosure Home & Land Auction - Live Onsite Saturday, August 22, 2020, @ 10 AM. Selling a vacant open and level 21.87 acres with an additional 10-acre tract available with home improvements (known as Tract 1 - 5974 Buttontown Road) selling concurrently. See MLS #202009565. 21.87 Acres is divided into two parcels located in front of and behind the Home Tract 1. The front parcel is 11.21 Acres with 395' road frontage on Buttontown Road with a gated brick entrance and a paved driveway granting ingress and egress easement access to the home tract. The back parcel is 10.66 Acres with no deeded or easement access. This 21.87-acre tract will be sold as a whole and offered immediately following the Sheriff's Auction of Tract 1. The land will be sold with no reserve to the highest bidder. Note: Legal description on county records is incorrect - selling per deed. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS Non-refundable DOWN PAYMENT of \$20,000 payable in the form of Cashier's Check, due immediately following the auction with signing of purchase agreement. TAXES Buyer to assume Fall 2019 taxes due Fall 2020. CLOSING shall be 30 calendar days from the day of auction or sooner. POSSESSION Day of closing. SELLING AS-IS, with no representations, warranties, or contingencies. Inspections welcomed prior to auction. AUCTIONEER ON SITE Thursday, Aug. 13, 4 - 6 PM.

Utilities

Natural Gas: **No**
Water Type: **Public Available**
Sewer Type: **None**

Natural Water:
Electricity: **No**

General Information

Possession: **At Closing**
Restrictions: **No**
Flood: **No**

Seller Will Lease: **No**
Sign: **Yes**
Terms: **No**

All information deemed reliable but not guaranteed.

Ah

**TRACT 2
21.87 ACRES**

Floyd County Recorder
Linda L. Berger 2P
JKM Date 03/24/2005 Time 15:01:14
I 200503970 Page 1 of 2

Tax Duplicate No. 003-15600-37 & 003-15600-38

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH that, GREG L. PHILPOTT, Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged,

CONVEYS AND QUITCLAIMS

unto GREG L. PHILPOTT and REBECCA S. PHILPOTT, husband and wife, Grantees, whose mailing address for tax purposes is 5974 Buttontown Road, Greenville, IN 47124, the following described real estate situated in the County of Floyd, State of Indiana, to-wit:

See Exhibit "A", attached hereto.

Grantees by acceptance of this deed assume and agree to pay all taxes now due and all subsequent taxes.

IN WITNESS WHEREOF the Grantor has hereto set his hand this 21st day of March, 2005.

GREG L. PHILPOTT *[Handwritten Signature]*

STATE OF INDIANA)
) SS:
COUNTY OF FLOYD)

BEFORE ME, a Notary Public in and for said County and State, personally appeared GREG L. PHILPOTT and acknowledged the execution of the above and foregoing Quitclaim Deed. WITNESS my hand and notarial seal this 21st day of March, 2005.

Theresa M. Fach Notary Public
My Commission Expires: 10/10/06
Resident of Floyd County, Indiana



THIS INSTRUMENT WAS PREPARED BY: David Ashley Andrews, #15360-22, Attorney at Law, 922 E. Spring Street, New Albany, IN 47150

Duly Entered For Taxation
Subject To Final Acceptance
For Transfer
MAR 24 2005

[Handwritten Signature]
AUDITOR FLOYD CO. IND.

EXHIBIT "A"

A part of the North half of the Northeast Quarter of Section 8, Township 2 South, Range 5 East, Floyd County, Indiana, described as follows: Beginning at a stone at the Northeast corner of said half quarter section; thence West (basis of all bearings used in this description) 1243.22 feet along the section line to an iron pin; thence South 0 deg. 19' 50" east 599.59 feet to an iron pin; thence North 89 deg. 33' 50" East 1225.47 feet to an iron pin on the East line of said half quarter section; thence North 1 deg. 23' 20" East 590.44 feet along said half quarter section line to the point of beginning and containing 16.86 acres, more or less, and subject to all right-of-ways and easements of record.

ALSO, A part of the North half of the Northeast Quarter of Section 8, Township 3 South, Range 5 East, Floyd County, Indiana, described as follows: Beginning at a stone at the Northwest corner of said half quarter section; thence East (basis of all bearings used in this description) 1588.49 feet along the section line to an iron pin; thence South 0 deg 19' 50" East 599.59 feet to an iron pin; thence South 89 deg. 33' 50" West 1606.84 feet to an iron pin on the West line of the half Quarter Section; thence North 1 deg. 23' 20" East 611.97 feet to the point of beginning and containing 22.21 acres, more or less, and subject to all right-of-ways and easements of record.

EXCEPTING THEREFROM: A part of the Northeast Quarter of Section 8. Township 2 South, Range 5 East, Greenville Township, Floyd County, Indiana, more particularly described as follows: Beginning at a stone marking the Northeast Corner of said Section 8, and running thence S.01 deg. 05' 18" W. along the East Line of Section 8 for a distance of 590.44 feet to a ½" rebar with I.D. Cap. Thence running S. 89 deg. 33' 59" W. for a distance of 341.64 feet to a ½" rebar with I.D. Cap; Thence running N. 20 deg. 12' 40" W. for a distance of 631.82 feet to a ½" Rebar with I.D. Cap in the North Line of Section 8; Thence running East along the North Line of Section 8 for a Distance of 571.13 Feet to a stone, the Place of the Beginning, Containing in all 6.2 Acres.

ALSO EXCEPTING THEREFROM: A Part of the Northeast Quarter of Section 8, Township 2 South, Range 5 East, Greenville Township, Floyd County, Indiana, more particularly described as follows: Commencing at the North Quarter-corner of said Section 8 and running thence S. 01 deg.. 23' 20" W. along the West line of said Northeast Quarter for a distance of 407.97 feet to the True Point of Beginning of the tract herein described; Thence running N. 89 deg. 33' 50" E, for a distance of 208 feet; Thence running S. 01 deg. 23' 20" W. for a distance of 210 feet; Thence running S. 89 deg. 33' 50" W. for a distance of 208 feet to a point in the West line of the Northeast Quarter, which point is in Buttontown Road; Thence running N. 01 deg. 23' 20" E. along the Quarter Section Line in Buttontown Road for a distance of 210 Feet, Containing in all 1.0 Acre.

ALSO EXCEPTING THEREFROM: A part of the Northeast Quarter of Section 8, Township 2 South, Range 5 East, Greenville Township, Floyd County, Indiana, more particularly described as follows: Commencing at the North Quarter Corner of Said Section 8 and running thence East for a distance of 873.9 feet to the TRUE POINT OF BEGINNING of the tract herein described; Thence continuing East along the North line of Section 8 for a distance of 714.6 feet; thence running S. 01 deg. 19' 50" E., for a distance of 599.59 feet; thence running S. 89 deg. 33' 50" W. for a distance of 732.94 feet; thence running N. 01 deg. 23' 20" E. for a distance of 605.2 feet, more or less, to the TRUE POINT OF BEGINNING, Containing in all 10.00 Acres. ALSO, an easement for ingress and egress and for the installation and maintenance of public utilities, said easement being 30 feet in width, the centerline of which is described as follows: Beginning at a point in Buttontown Road and in the west line of the Northeast Quarter of Section 8, which point is 125 feet south of the north quarter corner of Section 8 at the intersection of the centerline of an asphalt drive, and then running southeasterly along the center of that asphalt drive for a distance of 874 feet, more or less, to the south line of the above described ten acre tract.

Subject to any and all easements and/or restrictions of public record that may apply to the above described real estate.