

## SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that as of the 5th day of March, 2026, the BRISTOL REDEVELOPMENT COMMISSION, a municipal redevelopment commission created and empowered under Indiana Code 36-7-14 et seq. (“Grantor”), CONVEYS AND SPECIALLY WARRANTS to the TOWN OF BRISTOL, INDIANA (“Grantee”), for no consideration, that certain real estate in Elkhart County, in the State of Indiana being more particularly described on **EXHIBIT A** attached hereto and incorporated herein by reference (together with all improvements, fixtures, rights, privileges, appurtenances and hereditaments thereon or in any way appertaining thereto, the “Real Estate”).

This conveyance is subject to any and all easements, agreements and restrictions of record, and taxes which are a lien on the Real Estate but not yet due and payable.

Grantor hereby, for itself and its successors and assigns, covenants and agrees with Grantee that Grantor is lawfully seized in fee simple of the Real Estate herein conveyed; that it has good right to sell and convey the same in the manner set forth herein; and that Grantor, and its successors and assigns, shall warrant and defend the same unto Grantee forever against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

The undersigned person executing this deed on behalf of the Grantor represents and certifies that he is a duly authorized agent of the Grantor, and is fully empowered, by proper appointment, to execute and deliver this deed for and on behalf of Grantor; and that all necessary action for the creation and execution of this conveyance has been taken and done.

*[signature appears on following page]*

IN WITNESS WHEREOF, Grantor has caused this deed to be executed and effective as of the date first above written.

**GRANTOR:**

BRISTOL REDEVELOPMENT COMMISSION,  
a municipal development commission

By: \_\_\_\_\_  
Doug DeSmith, President

STATE OF INDIANA            )  
  ) SS:  
COUNTY OF ELKHART        )

Before me, a Notary Public in and for said County and State, personally appeared Doug DeSmith, the President of the Bristol Redevelopment Commission, a municipal redevelopment commission, who executed the foregoing Special Warranty Deed for and on behalf of said redevelopment commission.

Witness my hand and Notarial Seal this \_\_\_\_\_ day of March 2026.

\_\_\_\_\_  
Notary Public

My Commission Expires:

My County of Residence is:

\_\_\_\_\_

\_\_\_\_\_

This instrument prepared by Alex C. Bowman, Esq., Krieg DeVault LLP, 4101 Edison Lakes Parkway, Suite 100, Mishawaka, Indiana 46545.

I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. /s/ Alex C. Bowman

After recording, return Deed to Grantee’s Tax Mailing Address:

Town of Bristol, Indiana  
303 E. Vistula Street  
Bristol, IN 46507

## EXHIBIT A

### Legal Description

#### **Parcel 1:**

A part of the Southeast Quarter of Section Twenty-seven (27), Township Thirty-eight (38) North, Range Six (6) East, Washington Township, Elkhart County, Indiana, more particularly described as follows:

Assuming the West line of said Quarter Section to have a bearing due North and South and beginning at a point on said West line that is Seven Hundred Forty-seven and Ninety-seven Hundredths (747.97) feet due South of the Northwest corner of said Quarter Section; thence North 88 degrees 36 minutes East, Three Hundred Fifty-five and Sixty-three Hundredths (355.63) feet; thence South 00 degrees 02 minutes West, Two Hundred Forty-four and Ninety-seven Hundredths (244.97) feet; thence South 88 degrees 36 minutes West, Three Hundred Fifty-five and Forty-nine (355.49) feet to the West line of said Quarter Section; thence due North along said West line of said Quarter Section Two Hundred Forty-four and Ninety-seven Hundredths (244.97) feet to the place of beginning.

#### **Parcel 2:**

A part of the Southeast Quarter of Section Twenty-seven (27), Township Thirty-eight (38) North, Range Six (6) East, Washington Township, Elkhart County, Indiana, and being more particularly described as follows:

Commencing at a boat spike marking the Northwest corner of the Southeast Quarter of said Section; thence on an assumed bearing of due South along the West line of the Southeast Quarter of said Section, a distance of 529.68 feet to a PK nail marking the intersection of said West line with the Southerly right-of-way line of the Old Lake Shore and Michigan Southern Railway Company (now Conrail) right-of-way and the point of beginning of this description; thence North 70 degrees 50 minutes 00 seconds East along the Southerly right-of-way line of said railroad, a distance of 376.60 feet; thence South 00 degrees 02 minutes 00 seconds West, a distance of 149.57 feet to the Northeast corner of a parcel of land conveyed to Robert E. Miller Jr. and Connie L. Miller as described and recorded in the Office of the Recorder of Elkhart County, in Deed Record 379, page 720; thence South 88 degrees 36 minutes 00 seconds West along the North line of said Miller parcel, a distance of 355.74 feet to the West line of the Southeast Quarter of said Section Twenty-seven (27); thence on a bearing of due North along the West line of the Southeast Quarter of said Section Twenty-seven (27), a distance of 34.62 feet to the point of beginning of this description.

[continued on next page]

#### **Parcel 3:**

A part of the Southeast Quarter of Section Twenty-seven (27), Township Thirty-eight (38) North, Range Six (6) East, Washington Township, Elkhart County, Indiana, more particularly described as follows:

Assuming the West line of said quarter section to have a bearing due North and South and beginning at a point on said West line that is Five Hundred Sixty-four and Three Tenths (564.3) feet due South of the Northwest corner of said quarter section; thence North 88 degrees 36 minutes East, Three Hundred Fifty-five and Seventy-four Hundredths (355.74) feet; thence South 00 degrees 02 minutes West, One Hundred Eighty-three and Sixty-seven Hundredths (183.67) feet; thence South 88 degrees 36 minutes West, Three Hundred Fifty-five and Sixty-three Hundredths (355.63) feet to the West line of said quarter section; thence due North along said West line of said quarter section, One Hundred Eighty-three and Sixty-seven Hundredths (183.67) feet to the place of beginning.

Commonly known as 704 and 708 Maple Street, Bristol, IN 46507

Parcel ID Nos. 20-03-27-403-001.0000-031  
20-03-27-403-003.0000-031  
20-03-27-403-002.0000-031