

Stevens & Lee

111 N. Sixth Street
P.O. Box 679
Reading, PA 19603
(610) 478-2000
www.stevenslee.com

T: (610) 478-2216
F: (610) 988-0846

donald.wagner@stevenslee.com

July 30, 2024

BY EMAIL

Chelsea Day (CNDay@idem.IN.gov)
Environmental Manager
Indiana Department of Environmental Management
Voluntary Remediation Program
100 N. Senate Avenue
Indianapolis, IN 46204

Re: Follow-up to Notice to the Department of the Conveyance of Property
MI Windows and Doors
16 South Murphy Avenue
Brazil, IN 47834
VRP #6170202

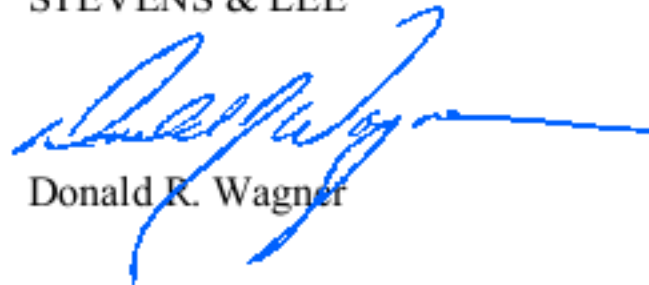
Dear Ms. Day:

As a follow-up to my letter dated June 24, 2024 regarding Notice to the Department of the Conveyance of Property for the above-referenced property, a copy of the recorded instrument conveying the property to PPG Industries, Inc. is attached hereto.

If you have any questions, please feel free to contact me.

Very truly yours,

STEVENS & LEE



Donald R. Wagner

Enclosure

cc: Mike Troutman (MI Windows and Doors – via email only)
Ambrose Heinz (via email only)

Allentown Bergen County Bala Cynwyd Fort Lauderdale Harrisburg Lancaster New York
Philadelphia Princeton Reading Rochester Scranton Valley Forge Wilkes-Barre Wilmington
A PROFESSIONAL CORPORATION

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL
ACCEPTANCE FOR TRANSFER
THIS 28 DAY OF June 2024

Prepared by:
Stevens & Lee
17 N. 2nd Street, 16th Floor
Harrisburg, PA 17101

Auditor Clay County
By Patricia A Fox

202400001817
Filed for Record in
CLAY COUNTY INDIANA
PATRICIA NICHOLE KELLER
06/28/2024 03:02:41 PM
SWD 25.00
OR Book 224 Page 983
Number of Pages: 6

Return to:

11-01-32-200-148.000-002
11-01-32-200-196.000-002
11-01-32-200-197.000-002
11-01-32-100-098.000-018

Special Warranty Deed

THIS INDENTURE WITNESSETH, THAT **MI WINDOWS AND DOORS, LLC.**, a Delaware limited liability company, successor to Metal Industrial, Inc., a California corporation ("**GRANTOR**") **BARGINS, SELLS AND CONVEYS TO PPG INDUSTRIES, INC.**, a Pennsylvania corporation, ("**GRANTEE**"), for the sum of **Three Hundred Eighty-Three Thousand Eighty-Five and 00/100 (\$383,085.00) DOLLARS**, and other valuable consideration, the receipt sufficiency of which is hereby acknowledged, the real estate located in **CLAY COUNTY**, in the State of **INDIANA**, the following described property to wit:

ALL THAT CERTAIN tracts of land situated in **BRAZIL TOWNSHIP, CLAY COUNTY, INDIANA**, being bounded and described as follows:

PARCELS 1 AND 2 - TAX ID #11-01-32-200-196.000-002 AND 11-01-32-200-148.000-002

PART OF THE NORTHWEST QUARTER OF SECTION THIRTY-TWO (32), TOWNSHIP THIRTEEN (13) NORTH, RANGE SIX (6) WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID QUARTER, NORTH 00 DEGREES 38 MINUTES 57 SECONDS EAST, 86.49 FEET TO A MAG NAIL MARKING THE NORTH RIGHT-OF-WAY LINE OF THE FORMER VANDALIA RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 75 DEGREES 40 MINUTES 56 SECONDS EAST, 1120.31 FEET TO A 5/8 INCH REBAR WITH CAP INSCRIBED "ROWLAND L.S. #29600015" AND HEREON CALLED AN "IRON MONUMENT"; THENCE NORTH 17 DEGREES 06 MINUTES 54 SECONDS WEST, 43.05 FEET TO CUT "+" IN CONCRETE WITH DRILL HOLE IN THE CENTER MARKING THE POINT OF BEGINNING; THENCE NORTH 17 DEGREES 06 MINUTES 54 SECONDS WEST, 364.5-1 FEET TO THE CORNER OF AN EXISTING BUILDING; THENCE NORTH 73 DEGREES 01 MINUTE 07 SECONDS EAST, 209.50 FEET TO AN "IRON MONUMENT" ON THE WEST LINE OF RARDIN'S 2ND ADDITION TO DONALDSONVILLE; THENCE ALONG SAID WEST LINE, SOUTH 17 DEGREES 31 MINUTES 42 SECONDS EAST, 374.40 FEET TO AN "IRON MONUMENT"; THENCE LEAVING SAID WEST LINE, SOUTH 75 DEGREES 40 MINUTES 56 SECONDS WEST, 212.46 FEET TO THE POINT OF BEGINNING, CONTAINING 1.79 ACRES, MORE OR LESS.

PARCELS 3 AND 4: TAX ID #11-01-32-200-197.000-002 AND TAX ID#11-01-32-100-098.000-018

DocId:8049095
Tx:4041082

A.O.

SL1 2107801v2 107894.00084

PART OF THE NORTHWEST QUARTER OF SECTION THIRTY-TWO (32), TOWNSHIP THIRTEEN (13) NORTH, RANGE SIX (6) WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID QUARTER, NORTH 00 DEGREES 8 MINUTES 57 SECONDS EAST 86.49 FEET TO A MAG NAIL MARKING THE NORTH RIGHT-OF-WAY LINE OF THE FORMER VANDALIA RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 75 DEGREES 40 MINUTES 56 SECONDS EAST 1120.31 FEET TO A 5/8 INCH REBAR WITH CAP INSCRIBED "ROWLAND L.S. #29600015" AND HEREON CALLED AN IRON MONUMENT MARKING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 75 DEGREES 40 MINUTES 56 SECONDS EAST

203.55 FEET TO AN IRON MONUMENT; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 16 DEGREES 12 MINUTES 11 SECONDS WEST 43.02 FEET TO AN IRON MONUMENT; THENCE SOUTH 75 DEGREES 40 MINUTES 56 SECONDS WEST 204.23 FEET TO A CUT "+" WITH DRILL HOLE IN THE CENTER; THENCE SOUTH 17 DEGREES 06 MINUTES 54 SECONDS EAST 43.05 FEET TO THE POINT OF BEGINNING, CONTAINING 0.20 ACRES, MORE OR LESS.

ALSO:

A PART OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 6 WEST, IN BRAZIL TOWNSHIP, CLAY COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING ON THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 13 NORTH, RANGE 6 WEST; THENCE NORTH 2,700 FEET TO THE INTERSECTION OF THE SOUTH LINE OF THE TERRE HAUTE, BRAZIL AND EASTERN RAILROAD AND THE CENTER OF MURPHY AVENUE, WHICH FORMS THE BEGINNING OF THIS DESCRIPTION; THENCE NORTHEASTERLY 2,700 FEET TO THE HALF SECTION LINE OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 6 WEST, WHICH IS ALSO THE TOWNSHIP LINE BETWEEN BRAZIL TOWNSHIP AND VAN BUREN TOWNSHIP, CLAY COUNTY, INDIANA; THENCE NORTH 100 FEET, THENCE SOUTHWESTERLY 2,700 FEET PARALLEL TO THE SOUTH LINE OF THE TERRE HAUTE, BRAZIL AND EASTERN RAILROAD TO THE CENTER OF MURPHY AVENUE; THENCE SOUTHWESTERLY 100 FEET TO THE PLACE OF BEGINNING, AND CONTAINING THEREIN APPROXIMATELY 6.2 ACRES, MORE OR LESS.

ALSO:

A PART OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 6 WEST, IN BRAZIL TOWNSHIP, CLAY COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING ON THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 6 WEST, THENCE NORTH 3,300 FEET TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY 700 FEET TO THE CENTER OF TOWER STREET; THENCE NORTH 200 FEET; THENCE SOUTHWESTERLY 700 FEET ON A LINE PARALLEL WITH THE SOUTH LINE OF THE TERRE HAUTE, BRAZIL AND EASTERN RAILROAD RIGHT OF WAY TO THE KNIGHTSVIRE WEST CORPORATION LINE; THENCE SOUTH 200 FEET TO THE PLACE OF BEGINNING, AND CONTAINING THEREIN APPROXIMATELY 3.2 ACRES, MORE OR LESS.

NOTICE: THE INTEREST CONVEYED HEREBY IS SUBJECT TO AN ENVIRONMENTAL RESTRICTIVE COVENANT DATED OCTOBER 12, 2021, RECORDED IN THE OFFICE OF THE RECORDER OF CLAY COUNTY ON OCTOBER 20, 2021 AT INSTRUMENT NO. 202100004276 IN FAVOR OF AND ENFORCEABLE BY THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.

Subject, however, to (i) the lien of real property taxes and assessments not yet due and payable, and all installments of real estate taxes due and payable thereafter; and (ii) those matters set forth on **Exhibit A**.

Subject to any easements, reservations, assessments, rights of way, encumbrance, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record. Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

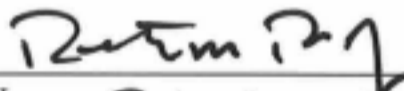
The undersigned person executing this Special Warranty Deed on behalf of the Grantor represents and certifies that such person is and has been fully authorized to execute and deliver the Special Warranty Deed; and that all necessary action for making of such conveyance has been taken and done.

Grantee's Address and
send tax statements to:

PPG Industries, Inc.
One PPG Place
Pittsburgh, PA 15272
Attn: _____

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

MI Windows and Doors, LLC, successor to Metal Industries, Inc., a California corporation

By: 
Name: *Robert M. Reed, Jr.*
Title: *Sr VP and General Counsel*

A.O.

COMMONWEALTH OF PENNSYLVANIA :
 :
COUNTY OF Dauphin : SS.

On this, the 21 day of May 2024, before me, the undersigned officer, personally appeared Robert H. Reed Jr. who acknowledged himself to be the SRVP General Counsel of MI Windows and Doors, LLC, a Delaware limited liability company, successor to Metal Industries, Inc. a California corporation and that as such Authorized Signatory, being authorized to do so, executed the foregoing Deed for the purposes set forth in the Deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 21 day of May, 2024.

Luanne Shaffer (SEAL)
Notary Public

My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
LUANNE SHAFFER - Notary Public
Dauphin County
My Commission Expires Aug 30, 2024
Commission Number 1149567

A.O.

EXHIBIT A
PERMITTED ENCUMBRANCES

1. Taxes for the year 2024 are a lien, due in 2025, but are not yet due and payable.
2. Environmental Restrictive Covenant recorded October 20, 2021 as Instrument no. 202100004276, Clay County records.
3. Easement as set out in Corporate Warranty Deed recorded March 21, 2012 as Instrument No. 201200001129, Clay County records.
4. Water line easement granted to City of Brazil, Indiana recorded April 27, 2010 in Easement Book 112, page 2460-2463 and as Instrument No. 201000001279, Clay County records.
5. Easements for Ingress and Egress and described in Warranty Deed recorded June 12, 2009 in Book 106, Page 1158 and as Instrument No. 200900002450, of the Clay County records.
6. Electric Underground Line Easement, granted to Public Service Company of Indiana, Inc., an Indiana corporation, recorded July 31, 1990 as Book 208 and Page 737, of the Clay County records.
7. Permanent Right of Way Easement granted to the City of Brazil, Clay County, Indiana, recorded September 23, 1986 as Book 90 and Page 276, of the Clay County records.
8. Temporary Easement for Construction granted to the City of Brazil, Clay County, Indiana, recorded September 23, 1986 as Book 90 and Page 278, of the Clay County records.
9. Easement for ingress and egress and set out in Corporate Warranty Deed recorded October 25, 1985 as Instrument No. 2746, in Book 199, page 316, of the Clay County records.
10. Road Easement recorded April 12, 1979 as Book 72 and Page 524, of the Clay County Records.

A.O.

PENNSYLVANIA INDIVIDUAL ACKNOWLEDGMENT

State of Pennsylvania

County of Dauphin

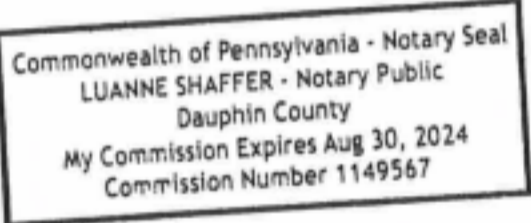
This record was acknowledged before me on May 21, 2024 by _____
Date Name(s) of Individual(s)

Robert M. Reed Jr.

LuAnne Shaffer
Signature of Notarial Officer

LuAnne Shaffer
Printed Name of Notarial Officer

Notary
Title of Office



My Commission Expires: _____

Place Official Stamp/Notary Seal Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____