

## WARRANTY DEED

Form WD-1  
Revised 12/2021  
Deed Reference Instrument No: 201717013966

Project:	<u>1601028</u>
Code:	<u>N/A</u>
Parcel:	<u>2</u>
Page:	<u>1 of 3</u>

**THIS INDENTURE WITNESSETH**, That Samuel C. Beaman and Chelsie N. Beaman, husband and wife, the Grantor(s) of TIPPECANOE County, State of INDIANA Convey(s) and Warrant(s) to the **THE TIPPECANOE COUNTY BOARD OF COMMISSIONERS**, the Grantee, for and in consideration of the sum of Seven Thousand Seven Hundred Dollars (\$7,700.00) (of which said sum \$7,700.00 represents land and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Tippecanoe, State of Indiana, and being more particularly described in the legal description(s) attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor(s) hereby specifically acknowledge(s) and agree(s) that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor(s), or any successors in title to the abutting lands of the Grantor(s), notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor(s) and all successors and assigns.

The grantor(s) assume(s) and agree(s) to pay the 2021 payable 2022 real estate taxes and assessments on the above described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the State in the event of any non-payment.

Interests in land acquired by The Tippecanoe  
County Board of Commissioners  
Grantee mailing address:  
20 North 3<sup>rd</sup> St., Lafayette, IN 47901  
I.C. 8-23-7-31

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IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument  
this 24<sup>th</sup> day of February, 2022.

SCB  
Signature

Chelsie N Beaman  
Signature

Samuel C. Beaman, husband  
Printed Name

Chelsie N. Beaman, wife  
Printed Name

STATE OF INDIANA:

SS:

COUNTY OF TIPPECANOE:

Before me, a Notary Public in and for said State and County, personally appeared Samuel C. Beaman and Chelsie N. Beaman, husband and wife, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be their voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

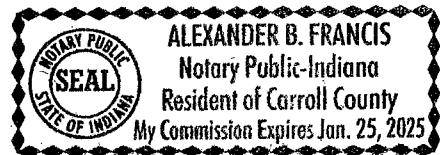
Witness my hand and Notarial Seal this 24<sup>th</sup> day of February, 2022.

Signature Alexander B Francis

Printed Name Alexander B Francis

My Commission expires Jan 25 2025

I am a resident of Carroll County.



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Interests in land acquired by, the Tippecanoe County Board of Commissioners, Tippecanoe County, Indiana

I affirm under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. **Alexander B. Francis**

This instrument prepared by Douglas Joseph Masson, Attorney at Law.

No. 19474-53  
200 Ferry Street, Suite C  
P.O. Box 99  
Lafayette, IN 47902-0099

Grantee's mailing and tax bill address:  
Tippecanoe County Board of Commissioners  
20 North 3<sup>rd</sup> Street  
Lafayette, IN 47901

Legal Description prepared by Butler, Fairman & Seufert, Inc.

## EXHIBIT "A"

Project: OLD 231 & CR 500 S  
Tax I.D.: 79-11-18-429-002.000-030

Parcel: 2  
Sheet: 1 of 1

A part of Lot numbered Two (2) in Stratford Glen Subdivision, Part One (1), the plat of which is recorded as Plat Cabinet D, Slide D-196 (all referenced documents are recorded in the Office of the Recorder of Tippecanoe County), being that part of the grantors' land described in Instrument 201717013966, lying within the right-of-way lines depicted on the attached Right-Of-Way Parcel Plat marked Exhibit "B", more particularly described as follows: Beginning at the southeast corner of said Lot; thence South 81 degrees 10 minutes 1 seconds West 15.63 feet along the southern line of said Lot; thence North 12 degrees 25 minutes 22 seconds West 46.99 feet to the point designated as "1002" on said Parcel Plat; thence North 13 degrees 37 minutes 32 seconds West 30.24 feet to the northern line of said Lot; thence North 76 degrees 35 minutes 28 seconds East 15.00 feet along said northern line to the northeast corner of said Lot; thence South 13 degrees 37 minutes 33 seconds East 30.19 feet along the eastern line of said Lot; thence continue along said eastern line Southerly 48.28 feet along an arc to the right and having a radius of 2,825.07 feet and subtended by a long chord having a bearing of South 13 degrees 8 minutes 9 seconds East and a length of 48.28 feet to the point of beginning and containing 1,185 square feet, more or less.

Given this 20<sup>th</sup> day of April, 2021.

*Michelle A. Watts*

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Michelle A. Watts, P.S.  
Registered Land Surveyor  
State of Indiana, Surveyor No. 21100021



This description was prepared for Tippecanoe County by Butler, Fairman & Seufert, Inc.

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PARCEL NO. : 2  
 PROJECT NO. : 1601028  
 ROAD NAME : OLD U.S. 231  
 COUNTY : TIPPECANOE  
 SECTION : 18  
 TOWNSHIP: 22 N.  
 RANGE : 4 W.

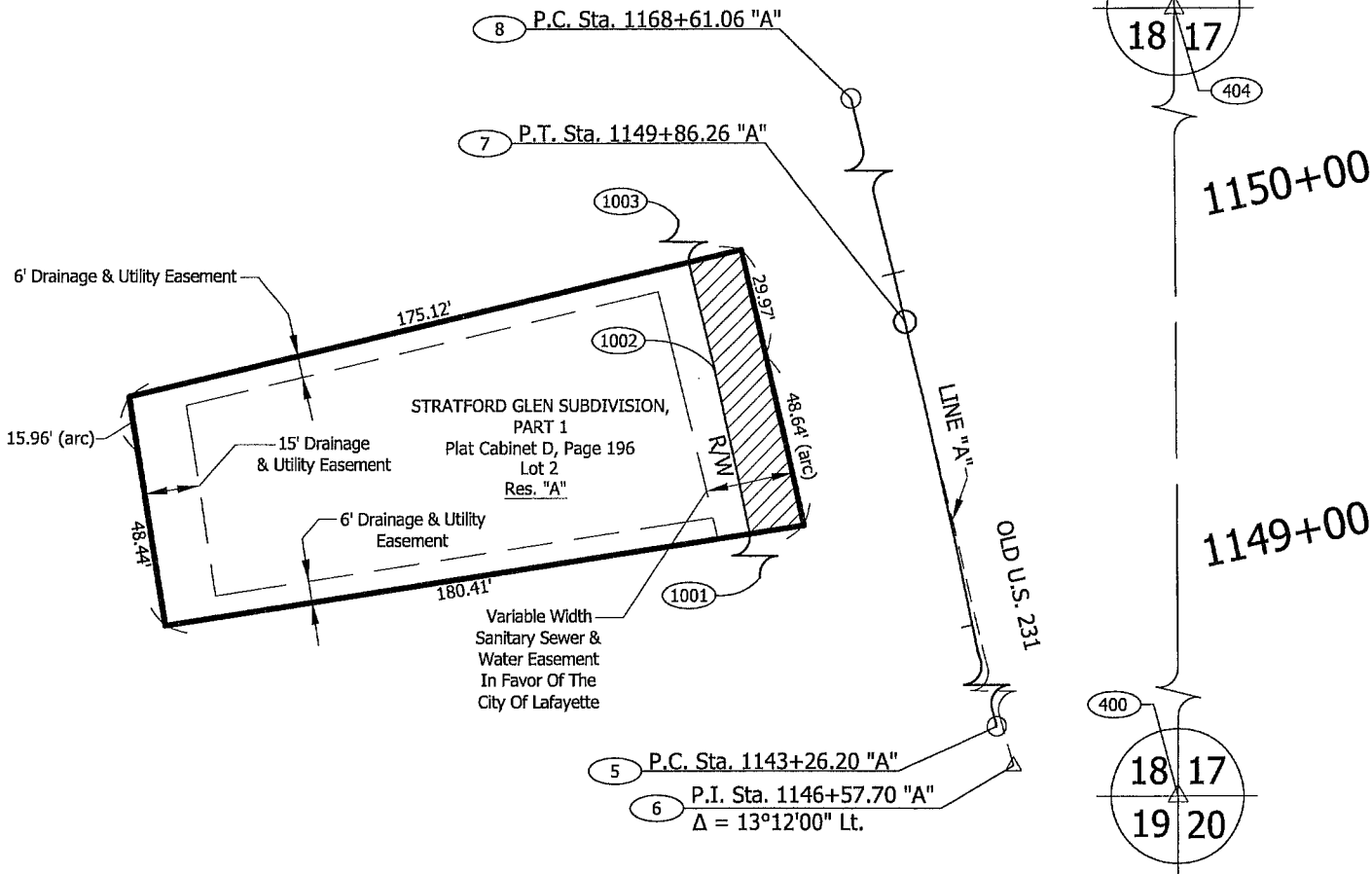
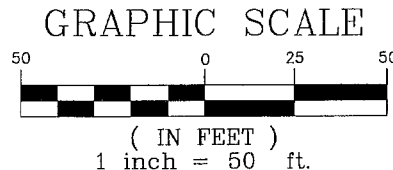
OWNER: SAMUEL C. & CHELSIE N. BEAMAN  
 INSTRUMENT NO. 201717013966, DATED 07/14/2017

DRAWN BY: DRM 05/20/2019  
 CHECKED BY: MAW 04/05/2021  
 SCALE: 1" = 50'  
 SHEET 1 OF 1

 HATCHED AREA IS THE APPROXIMATE TAKING

THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM THE RECORDER'S OFFICE AND OTHER SOURCES WHICH WERE NOT NECESSARILY CHECKED BY A FIELD SURVEY.

EXHIBIT "B"



PARCEL COORDINATE CHART					
POINT	STATION	OFFSET	CL	NORTH	EAST
1001	1148+65.98	55.00' Lt.	"A"	172695.2829	786170.8947
1002	1149+86.26	55.00' Lt.	"A"	172810.4901	786145.5167
1003	+PL(1155+52.19)	55.00' Lt.	"A"	173360.4896	786012.1980
SEE LOCATION CONTROL ROUTE SURVEY PLAT FOR POINTS: 5 - 8, 400, & 404					

NOTE: STATIONS AND OFFSETS CONTROL OVER BOTH NORTH AND EAST COORDINATES AND BEARINGS AND DISTANCES.

**SURVEYORS STATEMENT**

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey Plat" recorded as Instrument #201919008577 in the Office of the Recorder of TIPPECANOE County, Indiana, (incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12, ("Rule 12").

**RIGHT-OF-WAY PARCEL PLAT**

Prepared for - INDOT  
by Butler, Fairman and Seufert, Inc. (Job #6159)

Project = 6159.0000 4/13/2021 11:19 AM DRM 1

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*Michelle A Watts* 04/20/2021  
 MICHELLE A. WATTS  
 P.S. 21100021  
 Date



**“This is an exempt transaction and the sales disclosure 46021 (R8/7-08) is not required”**

**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.**

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**Stewart W. Kline, P.E., Executive Director  
Tippecanoe County Highway Department**

This instrument prepared by: Douglas J. Masson, 8939-79, Hoffman, Luhman, & Mason, PC  
200 Ferry Street, Suite C, P.O. Box 99, Lafayette, IN 47902, Telephone (765) 423-5404

Billing address for the property taxes is as follows:

**Grantee**

Tippecanoe County Board of Commissioners  
20 North Third Street  
Lafayette, IN 47901  
Phone: 765-423-9215

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Stewart Kline, Executive Director  
Tippecanoe County Highway Department

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David S. Byers, President  
Tippecanoe County Board of Commissioners

The attached Warranty Deed – Parcel 2 is approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe in the State of Indiana, on this 21 day of March, 2022.

\_\_\_\_\_  
Davis S. Byers, President

\_\_\_\_\_  
Tracy A. Brown, Vice President

\_\_\_\_\_  
Thomas P. Murtaugh, Member

Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: \_\_\_\_\_  
Robert A. Plantenga, Auditor