

## WARRANTY DEED

Form WD-1  
Revised 12/2021

Deed Reference Instrument No: 202222003465

|          |                |
|----------|----------------|
| Project: | <u>1601028</u> |
| Code:    | <u>N/A</u>     |
| Parcel:  | <u>11</u>      |
| Page:    | <u>1 of 3</u>  |

**THIS INDENTURE WITNESSETH**, That Kimberly E. Donoho, the Grantor of Tippecanoe County, State of Indiana Conveys and Warrants to the **THE TIPPECANOE COUNTY BOARD OF COMMISSIONERS**, the Grantee, for and in consideration of the sum of Seven Thousand One Hundred Dollars (\$7,100.00) (of which said sum \$7,100.00 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 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 hereby specifically acknowledges and agrees that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor, or any successors in title to the abutting lands of the Grantor, 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 and all successors and assigns.

The Grantor assumes and agrees 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 Tippecanoe County Board of Commissioners 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

Form WD-1  
Revised 12/2021

Project: 1601028  
Code: N/A  
Parcel: 11  
Page: 2 of 3

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 1<sup>st</sup> day of March, 2022.

Kimberly E. Donoho (Seal)  
Signature

Kimberly E. Donoho  
Printed Name

STATE OF INDIANA:

SS:

COUNTY OF TIPPECANOE:

Before me, a Notary Public in and for said State and County, personally appeared Kimberly E. Donoho, the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be her voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

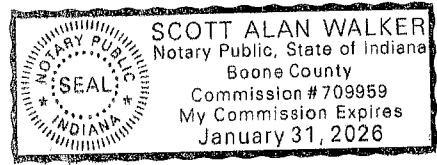
Witness my hand and Notarial Seal this 1<sup>st</sup> day of March, 2022.

Signature Scott Alan Walker

Printed Name Scott Alan Walker

My Commission expires 1/31/26

I am a resident of Boone County.



Form WD-1  
Revised 12/2021

|          |                |
|----------|----------------|
| Project: | <u>1601028</u> |
| Code:    | <u>N/A</u>     |
| Parcel:  | <u>11</u>      |
| Page:    | <u>3 of 3</u>  |

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. **Scott A. Walker**

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.: 79-11-18-428-009.000-030

Parcel: 11  
Sheet: 1 of 1

A part of Lot numbered Seven (7) in Buckingham Estates, Phase I as per the Corrected Final Plat, which is recorded as Plat Cabinet E, Slide E-171 (all referenced documents are recorded in the Office of the Recorder of Tippecanoe County), being that part of the grantors' land described in Instrument 200909016848, more particularly described as follows:

A strip of land 15 feet wide, taken by parallel lines off the eastern side of said Lot 7, containing 1,165 square feet, more or less.

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

*Michelle A. Watts*

\_\_\_\_\_  
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.

PARCEL NO. : 11  
 PROJECT NO.: 1601028  
 ROAD NAME : OLD U.S. 231  
 COUNTY : TIPPECANOE  
 SECTION : 18  
 TOWNSHIP: 22 N.  
 RANGE : 4 W.

OWNER: BRIAN A. SPITZNAGLE &  
 KIMBERLY E. DONOHO-SPITZNAGLE  
 INSTRUMENT NO. 200909016848, DATE 06/01/2009

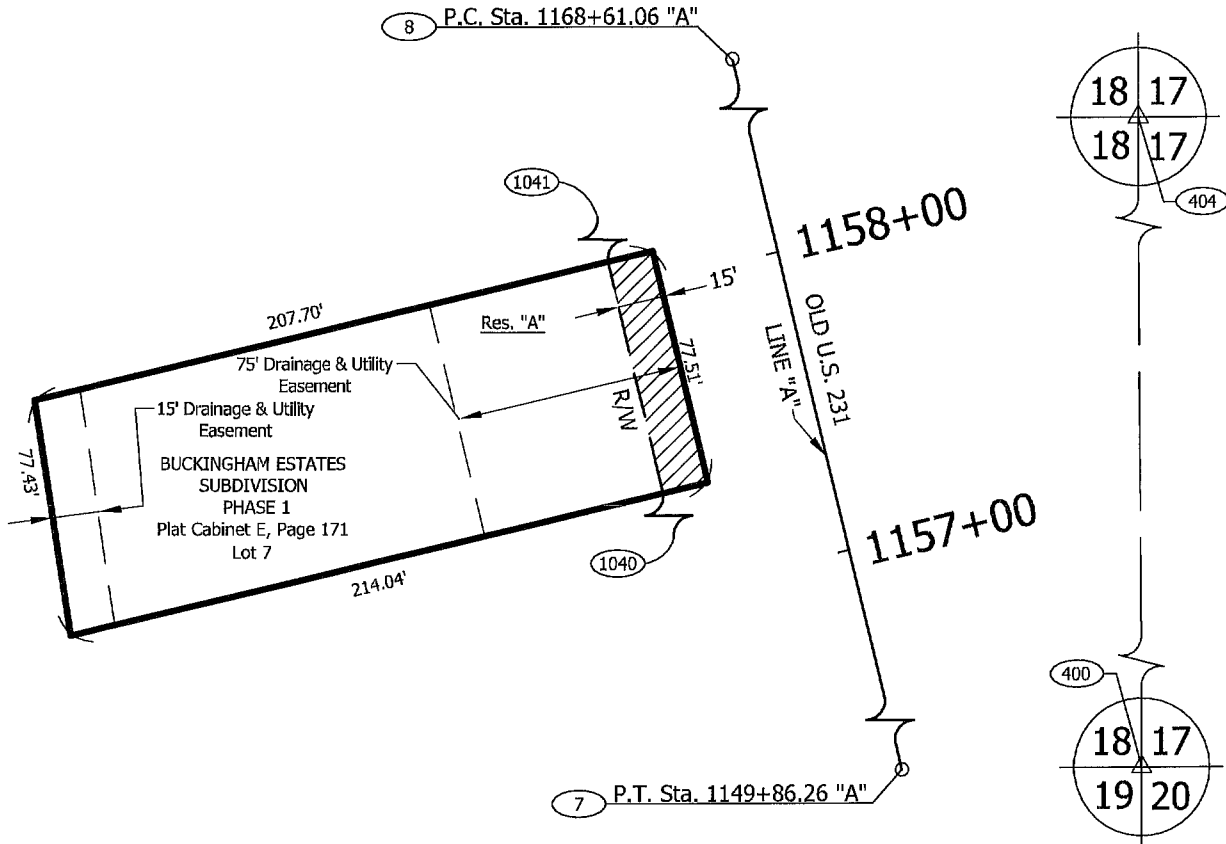
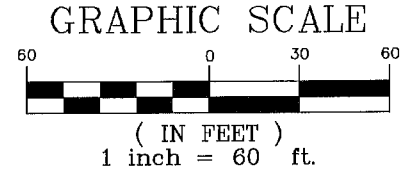
DRAWN BY: RJM 03/01/2021  
 CHECKED BY: MAW 04/05/2021  
 SCALE: 1"= 60'  
 SHEET 1 OF 1



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        |
| 1040                    | +PL(1156+13.03) | 55.00' Lt. | "A" | 173419.6174 | 785997.8656 |
| 1041                    | +PL(1162+94.08) | 55.00' Lt. | "A" | 174081.5026 | 785837.4261 |

SEE LOCATION CONTROL ROUTE SURVEY PLAT FOR POINTS: 7, 8, 400, & 404

**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)



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

**“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.**

---

**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

---

Stewart Kline, Executive Director  
Tippecanoe County Highway Department

---

David S. Byers, President  
Tippecanoe County Board of Commissioners

The attached Warranty Deed – Parcel 11 (Old 231 & 500 S Project) 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