

**TEMPORARY HIGHWAY EASEMENT GRANT**  
(GENERAL)

Form T-3  
Revised 12/2021  
Deed Reference: Instrument No: 00017216

|          |                |
|----------|----------------|
| Project: | <u>1601028</u> |
| Code:    | <u>N/A</u>     |
| Parcel:  | <u>17A</u>     |
| Page:    | <u>1 of 4</u>  |

**THIS INDENTURE WITNESSETH**, That Michael Allen Demko and Betty Ann Demko, husband and wife, the Grantor(s) of TIPPECANOE County, State of INDIANA Grant(s) to the **THE TIPPECANOE COUNTY BOARD OF COMMISSIONERS**, the Grantee, for and in consideration of the sum of One Thousand Eight Hundred Dollars (\$1,800.00) (of which said sum \$0.00 represents land improvements acquired and \$1,800.00 represents land temporarily encumbered and damages) and other valuable consideration, the receipt of which is hereby acknowledged, a temporary easement to enter upon and have possession of the Real Estate of the Grantor(s) for the purpose of Grading, which said work is incidental to the construction of the highway facility known as Old U.S. 231 and as Project 1601028, which said Real Estate situated in the County of Tippecanoe, State of Indiana, and which is more particularly described in the legal description(s) attached hereto as Exhibit "A" which is incorporated herein by reference, which said temporary easement shall be extinguished, become void and revert to the Grantor(s) and/or the Grantor(s) successor(s) in title upon completion of the said Project. Said extinguishment shall be evidenced by a release document, which shall be executed and recorded by the Grantee, at no cost to the Grantor(s).

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

Form T-3  
Revised 12/2021

|          |                |
|----------|----------------|
| Project: | <u>1601028</u> |
| Code:    | <u>N/A</u>     |
| Parcel:  | <u>17A</u>     |
| Page:    | <u>2 of 4</u>  |

Any and all timber, shrubbery, fences, buildings and any other improvements situated within the area of the temporary easement granted herein shall become the property of the Tippecanoe County Board of Commissioners except:

None

The said Grantor(s) acknowledge(s) that all provisions of this grant of temporary easement are as stated and set forth herein and that no verbal agreements or promises exist with respect thereto.

This temporary conveyance is subject to any and all easements, conditions and restrictions of record. However, the said Grantor(s), for the purpose of inducing the Tippecanoe County Board of Commissioners to accept this grant and to pay the hereinbefore referenced consideration, represent(s) that the Grantor(s) are the owner(s) in fee simple of the Real Estate and that there exist no encumbrances, conditions, restrictions, leases, liens (except current real estate taxes and assessments) of any kind or character which would be inconsistent with the temporary rights granted herein.

Form T-3  
Revised 12/2021

Project: 1601028  
Code: N/A  
Parcel: 17A  
Page: 3 of 4

IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument  
this 16<sup>th</sup> day of March, 2022.

Michael Allen Demko  
Signature

Betty Ann Demko  
Signature

Michael Allen Demko, husband  
Printed Name

Betty Ann Demko, wife  
Printed Name

STATE OF INDIANA:

SS:

COUNTY OF TIPPECANOE:

Before me, a Notary Public in and for said State and County, personally appeared Michael Allen Demko and Betty Ann Demko, 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.

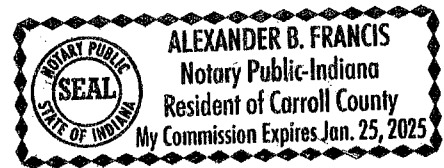
Witness my hand and Notarial Seal this 16<sup>th</sup> day of March, 2022.

Signature Alexander B. Francis

Printed Name Alexander B. Francis

My Commission expires January 25, 2025

I am a resident of Carroll County.



Form T-3  
Revised 12/2021

|          |                |
|----------|----------------|
| Project: | <u>1601028</u> |
| Code:    | <u>N/A</u>     |
| Parcel:  | <u>17A</u>     |
| Page:    | <u>4 of 4</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. **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  
TEMPORARY R/W FOR GRADING

Parcel: 17A  
Sheet: 1 of 1

A part of Lot numbered One (1) 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 00017216, more particularly described as follows: Commencing at the southeast corner of said Lot; thence South 76 degrees 29 minutes 38 seconds West 15.00 feet along the southern line of said Lot to the point of beginning; thence continue South 76 degrees 29 minutes 38 seconds West 10.00 feet along said southern line; thence North 13 degrees 37 minutes 32 seconds West 112.54 feet to the northern line of said Lot; thence along said northern line Easterly 10.68 feet along an arc to the right and having a radius of 30.00 feet and subtended by a long chord having a bearing of South 83 degrees 49 minutes 43 seconds East and a length of 10.63 feet; thence South 13 degrees 37 minutes 32 seconds East 108.96 feet to the point of beginning and containing 1,111 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.

**“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

The attached Temporary Highway Easement Grant – Parcel 17A (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 2 day of May, 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