

WARRANTY DEED

Form WD-1
Revised 12/2021
Deed Reference: Instrument No: 00017216

Project:	<u>1601028</u>
Code:	<u>N/A</u>
Parcel:	<u>17</u>
Page:	<u>1 of 3</u>

THIS INDENTURE WITNESSETH, That Michael Allen Demko and Betty Ann Demko, 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 Nine Thousand Four Hundred Dollars (\$9,400.00) (of which said sum \$9,400.00 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.

Form WD-1
Revised 12/2021

Project: 1601028
Code: N/A
Parcel: 17
Page: 2 of 3

IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument
this 16th 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.

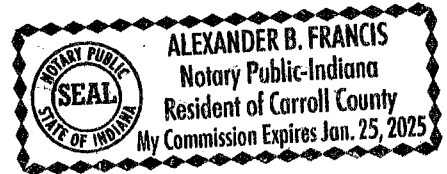
Witness my hand and Notarial Seal this 16th day of March, 2022.

Signature Alexander B. Francis

Printed Name Alexander B. Francis

My Commission expires January 25, 2025

I am a resident of Carroll County.



Form WD-1
Revised 12/2021

Project:	<u>1601028</u>
Code:	<u>N/A</u>
Parcel:	<u>17</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. **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 3rd Street
Lafayette, IN 47901

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

EXHIBIT "A"

Project: OLD 231 & CR 500 S
Tax I.D.: 79-11-18-278-001.000-030

Parcel: 17
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, 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 76 degrees 29 minutes 38 seconds West 15.00 feet along the southern line of said Lot; thence North 13 degrees 37 minutes 32 seconds West 108.96 feet to the northern line of said Lot, designated as point "1041" on said Parcel Plat; thence along the northeastern line of said Lot Southeasterly 31.42 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 43 degrees 37 minutes 32 seconds East and a length of 30.00 feet; thence South 13 degrees 37 minutes 32 seconds East 83.01 feet along the eastern line of said Lot to the point of beginning and containing 1,521 square feet, more or less.

Given this 20th 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. : 17
 PROJECT NO.: 1601028
 ROAD NAME : OLD U.S. 231
 COUNTY : TIPPECANOE
 SECTION : 18
 TOWNSHIP: 22 N.
 RANGE : 4 W.

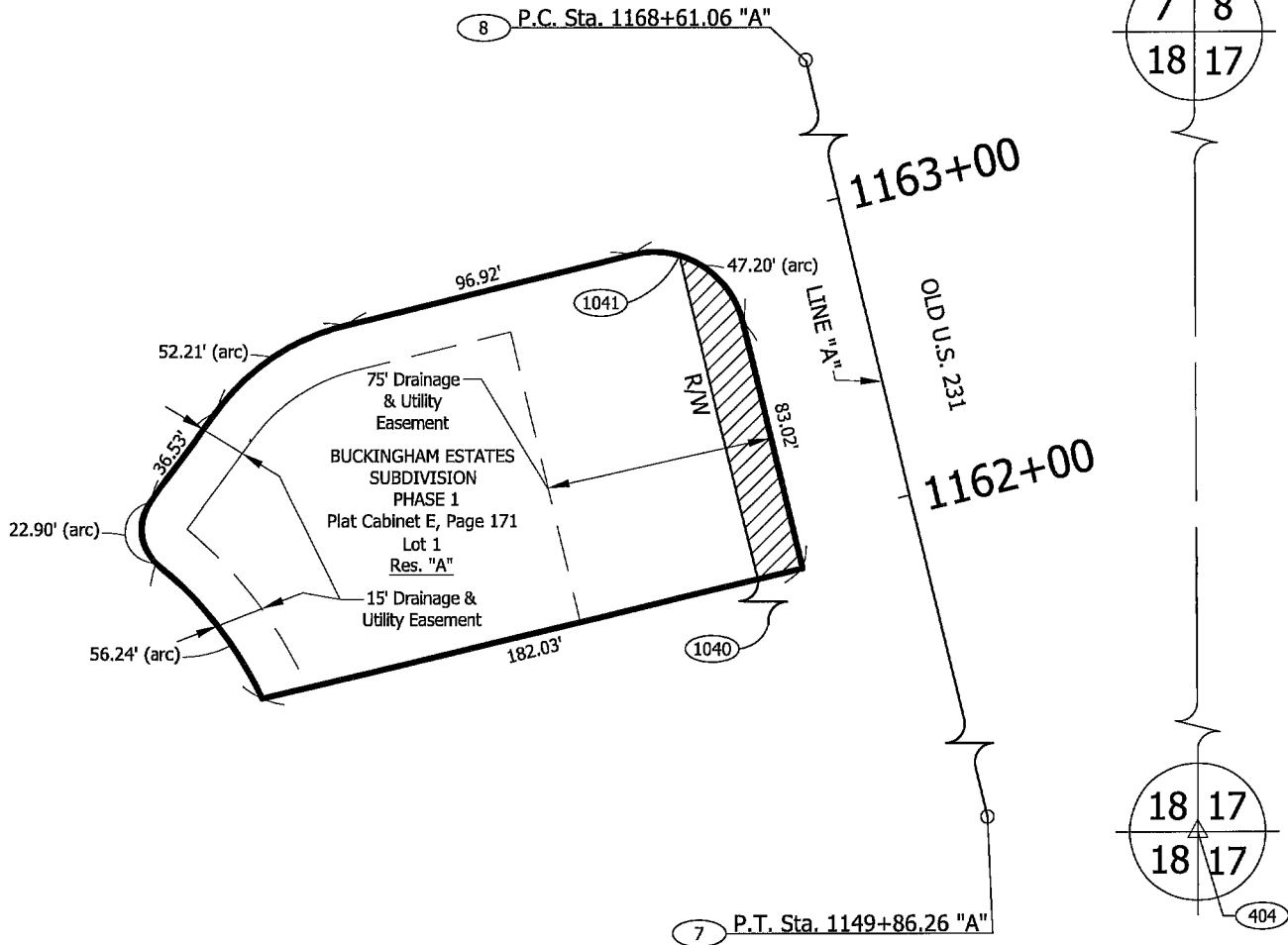
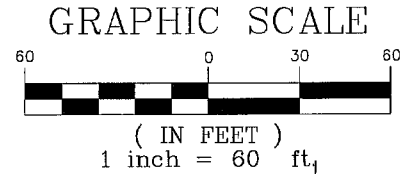
OWNER: MICHAEL ALLEN & BETTY ANN DEMKO
 INSTRUMENT NO. 00017216, DATE 08/08/2000

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, & 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
 P.S. 21100021

Date

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

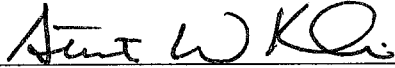


Stewart Kline, Executive Director
Tippecanoe County Highway Department

David S. Byers, President
Tippecanoe County Board of Commissioners

“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 Warranty Deed – Parcel 17 (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