WARRANTY DEED

Form WD-1
Revised 12/2021

Project:	1401280
Code:	N/A
Parcel:	10 & 10A
Page:	1 of 2

THIS INDENTURE WITNESSETH, That Connie Phung, the Grantor(s) of Manhattan County, State of New York Convey(s) and Warrant(s) to The Board of Commissioners of Tippecanoe County in the State of Indiana, the Grantee, for and in consideration of the sum of Seven thousand one hundred eighty and 00/100 Dollars ($7,180.00) (of which said sum $7,180.00 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 County in the event of any non-payment.

Interests in land acquired by The Board of
Commissioners of Tippecanoe County, IN
Grantee mailing address:
20 N. 3rd Street
1st Floor
Lafayette, IN 47901

Form WD-1
Revised 12/2021

Project:	1401280
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Page:	2 of 2

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 12 day of April, 2022.

_____ (Seal) _____ (Seal)
Signature Signature

Connie Phung
Printed Name Printed Name

_____ (Seal) _____ (Seal)
Signature Signature

Printed Name Printed Name

STATE OF NEW YORK:

SS:

COUNTY OF MANHATTAN:

Before me, a Notary Public in and for said State and County, personally appeared Connie Phung, the Grantor(s) 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 12 day of April, 2022.

Signature _____

Printed Name Edison Aracena

My Commission expires 12/06/2025

I am a resident of Bronx County.

Edison Aracena Lorenzo
Notary Public, State of New York
Reg. No. 01AR6426345
Qualified in Bronx County
Commission Expires 12/06/2025

This instrument prepared by: Douglas J. Masson #19474-53, Attorney, Hoffman, Luhman, & Masson Attorneys at Law, 200 Ferry Street, Ste. C, Lafayette, IN 47901

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless otherwise required by law. Douglas J. Masson

EXHIBIT "A"

Project: 1401280
Parcel 10 Fee Simple
Key # 79-06-01-153-004.000-023

A part of Lot 30B as shown on the Plat of Colony Pines Section 1, the plat of which is recorded in Instrument 02025962 and Plat Book 11, Page 211 in the Office of the Recorder of Tippecanoe County, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked "Exhibit "B", described as follows: Beginning at the southeast corner of said Lot, thence South 89 degrees 06 minutes 45 seconds West 16.75 feet along the south line of said Lot; thence North 04 degrees 01 minute 02 seconds West 28.13 feet to the point designated "908" on said Exhibit "B"; thence North 01 degree 31 minutes 41 seconds East 14.43 feet to the north line of said Lot; thence North 89 degrees 06 minutes 45 seconds East 15.57 feet along said north line to the northeast corner of said Lot; thence South 03 degrees 43 minutes 30 seconds East 42.55 feet along the east line of said Lot to the Point of Beginning, and containing 706 square feet, more or less.

This description was prepared for the Board of Commissioners of Tippecanoe County by DLZ Indiana, LLC and certified by Alan Brent Cleveland, Indiana Registered Professional Surveyor, License No. LS80880007, on the 25th Day of June, 2020.

Alan Brent Cleveland, P.S
Indiana Registered Professional Surveyor No. LS80880007

ALAN BRENT CLEVELAND
REGISTERED
No.
80880007
STATE OF
INDIANA
PROFESSIONAL SURVEYOR

EXHIBIT "A"

Project: 1401280
Parcel 10A Fee Simple
Key # 79-06-01-153-003.000-023

A part of Lot 30A as shown on the Plat of Colony Pines Section 1, the plat of which is recorded in Instrument 02025962 and Plat Book 11, Page 211 in the Office of the Recorder of Tippecanoe County, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked "Exhibit "B", described as follows: Beginning at the southeast corner of said Lot, thence South 89 degrees 06 minutes 45 seconds West 15.57 feet along the south line of said Lot; thence North 01 degree 31 minutes 41 seconds East 42.59 feet to the north line of said Lot; thence North 89 degrees 06 minutes 45 seconds East 11.67 feet along said north line; thence South 03 degrees 43 minutes 30 seconds East 42.55 feet along the east line of said Lot to the Point of Beginning, and containing 580 square feet, more or less.

This description was prepared for the Board of Commissioners of Tippecanoe County by DLZ Indiana, LLC and certified by Alan Brent Cleveland, Indiana Registered Professional Surveyor, License No. LS80880007, on the 25th Day of June, 2020.

Alan Brent Cleveland, P.S
Indiana Registered Professional Surveyor No. LS80880007

ALAN BRENT CLEVELAND
REGISTERED
No.
80880007
STATE OF
INDIANA
PROFESSIONAL SURVEYOR

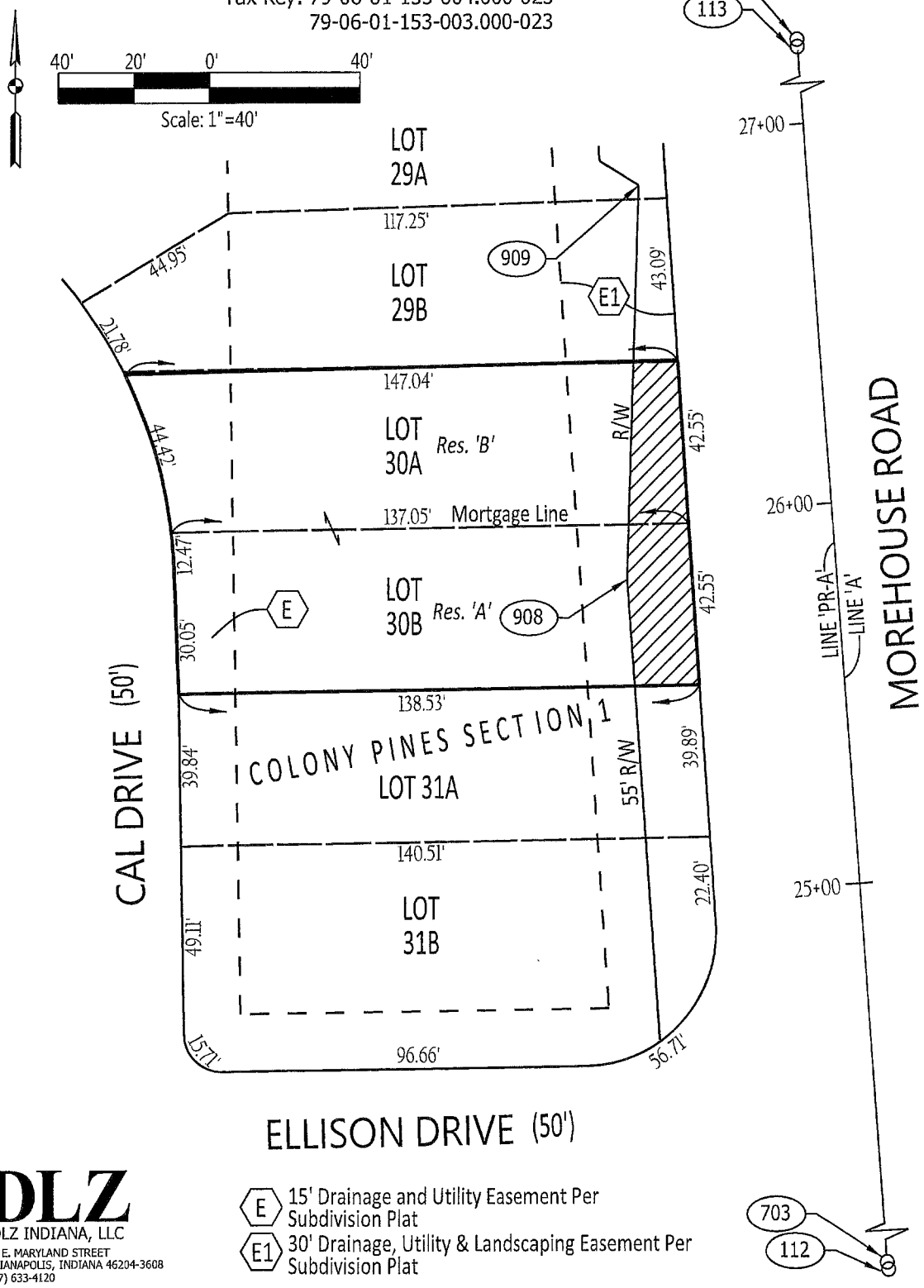
Parcel: 10
Project: 1401280
Des. # 1401280
County: TIPPECANOE
Section: 1
Township: 23N
Range: 5W

Right of Way Parcel Plat
Exhibit "B"

Owner: Connie Phung
Warranty Deed: Instrument No. 201818007961
Plat of Colony Pines Section 1: Instrument 02025962
(Plat Book 11 Page 211)
Tax Key: 79-06-01-153-004.000-023
79-06-01-153-003.000-023

Code: N/A
Page: 1 of 2
Prepared by: S. Hartman
Checked by: A. Cleveland

Hatched Area is the Approximate taking



DLZ
DLZ INDIANA, LLC
157 E. MARYLAND STREET
INDIANAPOLIS, INDIANA 46204-3608
(317) 633-4120

Project: 1763 1212 90

(E) 15' Drainage and Utility Easement Per Subdivision Plat
(E1) 30' Drainage, Utility & Landscaping Easement Per Subdivision Plat

Parcel: 10
Project: 1401280
Des. # 1401280
County: TIPPECANOE
Section: 1
Township: 23N
Range: 5W

Right of Way Parcel Plat
Exhibit "B" (continued)

Owner: Connie Phung

Code:

Prepared by: S. Hartman
Checked by: A. Cleveland

Line 'PR-A' Data Table			
Point		Northing	Easting
112	P.T. 17+32.72 = P.O.C. 17+32.72 Line 'A'	1901513.6089	2992986.3667
113	P.C. 28+29.84 = P.O.T. 28+29.84 Line 'A'	1902608.0332	2992909.5048

Note: Stations & Offsets control over North & East coordinates and Bearing & Distances

Parcel Coordinate Chart (Shown in Feet)					
Point	Northing	Easting	Station	Offset	Line
908	1902358.9440	2992871.8630	25+84.00	55.00' Lt.	'PR-A'
909	1902462.3915	992874.6225	26+87.00	45.00' Lt.	'PR-A'
703	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
705	SEE LOCATION CONTROL ROUTE SURVEY PLAT				

Note: Stations & Offsets control over North & East coordinates and Bearing & Distances

ALAN BRENT CLEVELAND P.S.
LS80880007

ALAN BRENT CLEVELAND
REGISTERED
No.
80880007
STATE OF
INDIANA
PROFESSIONAL SURVEYOR

SURVEYOR'S STATEMENT:

To the best of my knowledge and belief, this plat, together with the Location Control Route Survey Plat Recorded as Instrument #201717017449 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").

This plat was prepared from information obtained from the Recorder's Office and other sources which were not necessarily checked by a field survey.

Date: 6/25/2020

DLZ
DLZ INDIANA, LLC
157 E. MARYLAND STREET
INDIANAPOLIS, INDIANA 46204-3608
(317) 633-4120

Project: 1763 1212 90

"**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.

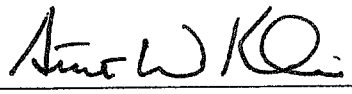
Stewart W. Kline, P.E., Executive Director
Tippecanoe County Highway Department

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 10 & 10A (Morehouse Rd. 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