

WARRANTY DEED

Form WD-1
Revised 12/2021
Deed Reference: Deed Record 76, page 1188

Project:	<u>1601028</u>
Code:	<u>N/A</u>
Parcel:	<u>7</u>
Page:	<u>1 of 3</u>

THIS INDENTURE WITNESSETH, That Toby S. Cedarquist and Linda L. Cedarquist, 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 Seventeen Thousand Two Hundred Fifty Dollars (\$17,250.00) (of which said sum \$17,250.00 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.

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Parcel: 7
Page: 2 of 3

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

this 3rd day of June, 2022.

x Toby S. Cedarquist
Signature

x Linda L. Cedarquist
Signature

Toby S. Cedarquist, husband
Printed Name

Linda L. Cedarquist, wife
Printed Name

STATE OF INDIANA:

SS:

COUNTY OF TIPPECANOE:

Before me, a Notary Public in and for said State and County, personally appeared Toby S. Cedarquist and Linda L. Cedarquist, 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.

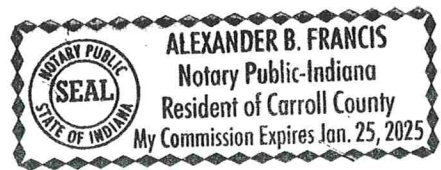
Witness my hand and Notarial Seal this 3rd day of June, 2022.

Signature Alexander B. Francis

Printed Name Alexander B. Francis

My Commission expires January 25, 2025

I am a resident of Carroll County.



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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.: 79-11-18-426-001.000-030

Parcel: 7
Sheet: 1 of 1

A part of Lot 1 in Sheffield Subdivision Part I, the plat of which is recorded as Plat Book 11, Page 15 (all referenced documents are recorded in the Office of the Recorder of Tippecanoe County), being that part of the grantors' land described in Deed Record 76, Page 1188, 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 75 degrees 55 minutes 28 seconds West 25.00 feet along the southern line of said Lot; thence North 13 degrees 37 minutes 32 seconds West 155.24 feet to the northern line of said Lot, designated as point "1003" on said Parcel Plat; thence along the northeasterly line of said Lot Southeasterly 42.10 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 53 degrees 49 minutes 43 seconds East and a length of 38.73 feet; thence South 13 degrees 37 minutes 32 seconds East 125.46 feet along the eastern line of said Lot to the point of beginning and containing 3,697 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. : 7
 PROJECT NO.: 1601028
 ROAD NAME : OLD U.S. 231
 COUNTY : TIPPECANOE
 SECTION : 18
 TOWNSHIP: 22 N.
 RANGE : 4 W.

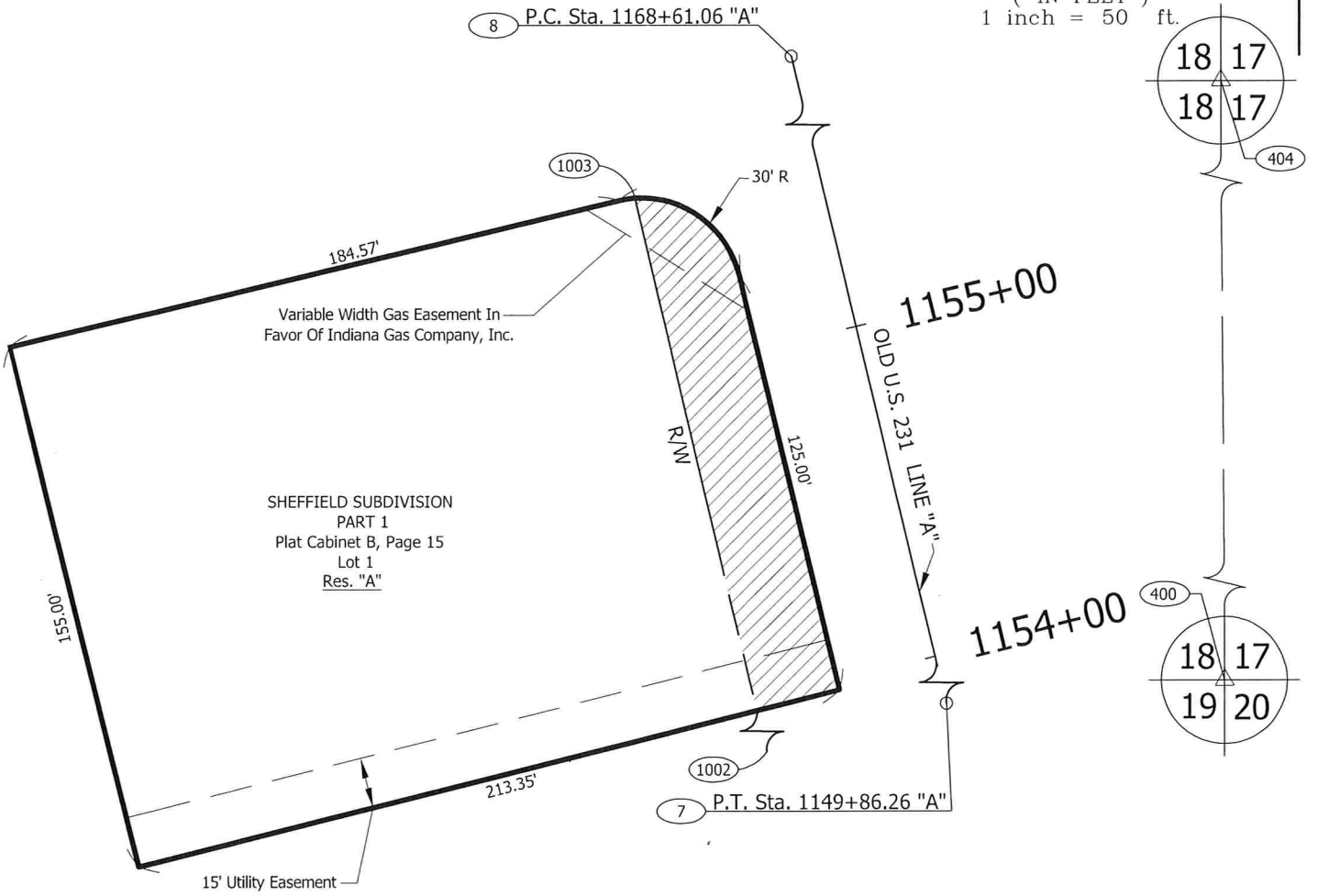
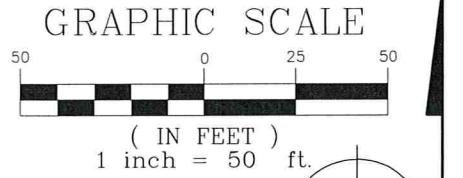
OWNER: TOBY S. & LINDA L. CEDARQUIST
 DEED RECORD 76, PG 1188, DATED 04/16/1976

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
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: 7 - 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)



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

The attached **Warranty Deed – Parcel 7 (US 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 18 day of July , 2022.

David 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