

WARRANTY DEED

Form WD-1
Revised 12/2021

Project:	<u>1401280</u>
Code:	<u>N/A</u>
Parcel:	<u>25</u>
Page:	<u>1 of 2</u>

THIS INDENTURE WITNESSETH, That Noremac Properties, LLC, an Indiana limited liability company, the Grantor(s) of Tippecanoe County, State of Indiana 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 Four thousand two hundred thirty and 00/100 Dollars (\$4,230.00) (of which said sum \$4,230.00 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 undersigned represent and warrant that they are the Members of the Grantor; that the Grantor is a limited liability company validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full company capacity to convey the real estate interest described; that pursuant to a resolution of the Members of the Grantor or the Operating Agreement of the Grantor they have full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that they are therefore, fully authorized and empowered to convey to The Board of Commissioners of Tippecanoe County in the State of Indiana real estate of the Grantor, and that on the date of execution of said conveyance instruments they had full authority to so act; and that all necessary company action for the making of this conveyance has been duly taken.

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

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IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument this 19
day of APRIL, 2022.

Noremac Properties, LLC, an Indiana limited liability company
By [Signature] (Seal)
Signature

By [Signature] (Seal)
Signature

Cameron L. Mohr, Member
Printed Name

Beth Mohr, Member
Printed Name

(Seal)
Signature

(Seal)
Signature

Printed Name

Printed Name

STATE OF INDIANA:

SS:

COUNTY OF TIPPECANOE:

Before me, a Notary Public in and for said State and County, personally appeared Cameron L. Mohr and Beth Mohr, Members of Noremac Properties, LLC, an Indiana limited liability company, 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 19 day of APRIL, 2022.

Signature [Signature]

Printed Name _____

My Commission expires _____

I am a resident of _____ County.



CLIFTON DICKERSON, Notary Public
Allen County, State of Indiana
My Commission Expires August 27, 2023
Commission No. 671065

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

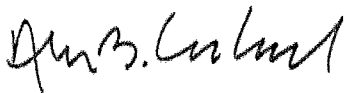
EXHIBIT "A"

Project: 1401280
Parcel 25 Fee Simple
Form WD-1
Key # 79-06-01-100-001.000-023

Sheet 1 of 1

A part of the Northwest Quarter of Section 1, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, 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 a point on the north line of said Section, 1,359.8 west of the northeast corner of said Northwest Quarter, said point being in the centerline of Morehouse Road; thence South 00 degrees 09 minutes 21 seconds West 35.74 feet along said centerline to the point designated "116" on said Exhibit "B"; thence continuing along said centerline Southerly 144.47 feet along an arc to the right having a radius of 8,000.00 feet and subtended by along chord having a bearing of South 00 degrees 40 minutes 23 seconds West and a length of 144.47 feet to the southeast corner of the grantor's land; thence North 89 degrees 45 minutes 26 seconds West 56.01 feet along the south line thereof; thence North 07 degrees 16 minutes 50 seconds East 98.15 feet to the point designated "933" on said Exhibit "B"; thence Northerly 46.99 feet along an arc to the left having a radius of 7,955.00 feet and subtended by a long chord having a bearing of North 00 degrees 19 minutes 30 seconds East and a length of 46.99 feet to the point designated "934" on said Exhibit "B"; thence North 00 degrees 09 minutes 21 seconds East 35.83 feet to the north line of said Section; thence South 89 degrees 43 minutes 25 seconds East 45.00 feet along said north line to the Point of Beginning, and containing 0.199 acres, more or less, inclusive of the presently existing right of way, containing 0.050 acres, 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



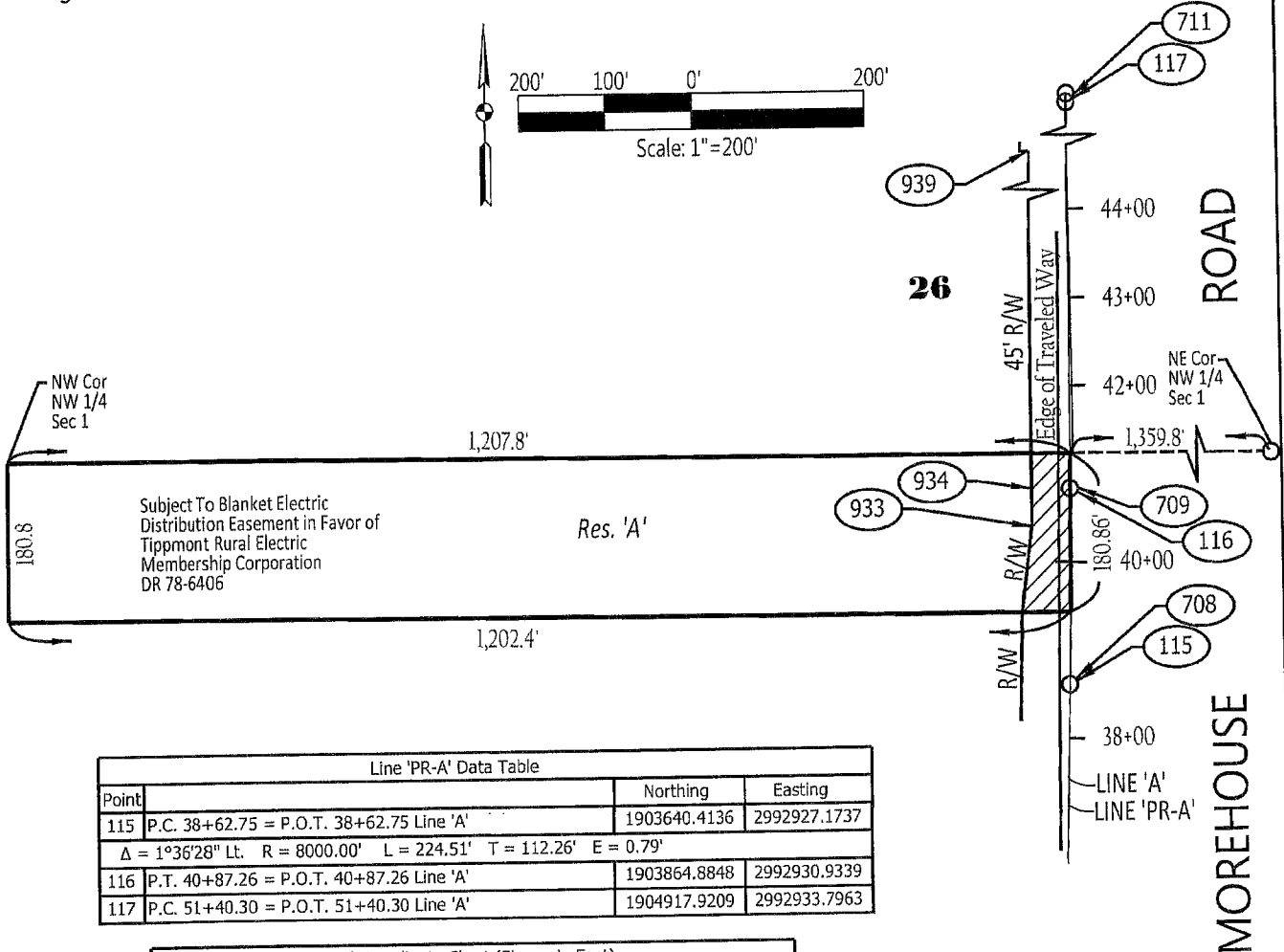
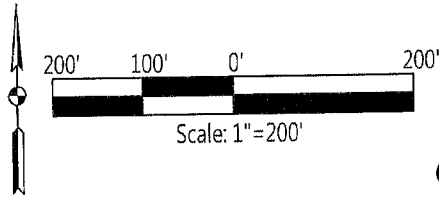
Parcel: 25
 Project: 1401280
 Des. # 1401280
 County: TIPPECANOE
 Section: 1
 Township: 23N
 Range: 5W

Right of Way Parcel Plat Exhibit "B"

Owner: Noremac Properties, LLC
 Trustees Deed: Instrument No. 201919014941
 Tax Key: 79-06-01-100-001.000-023

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

Hatched Area is the Approximate taking

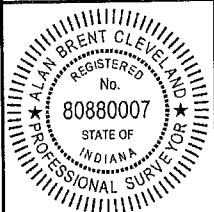


Line 'PR-A' Data Table			
Point	Description	Northing	Easting
115	P.C. 38+62.75 = P.O.T. 38+62.75 Line 'A'	1903640.4136	2992927.1737
$\Delta = 1^\circ 36' 28''$ Lt. $R = 8000.00'$ $L = 224.51'$ $T = 112.26'$ $E = 0.79'$			
116	P.T. 40+87.26 = P.O.T. 40+87.26 Line 'A'	1903864.8848	2992930.9339
117	P.C. 51+40.30 = P.O.T. 51+40.30 Line 'A'	1904917.9209	2992933.7963

Parcel Coordinate Chart (Shown in Feet)					
Point	Northing	Easting	Station	Offset	Line
933			40+40.00	45.00' Lt.	'PR-A'
934			+P.T. (40+87.26)	45.00' Lt.	'PR-A'
939			45+15.00	45.00' Lt.	'PR-A'
708	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
709	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
711	SEE LOCATION CONTROL ROUTE SURVEY PLAT				

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

ALAN BRENT CLEVELAND P.S.
 LS80880007



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.

Alan B. Cleveland

Date: 6/25/2020



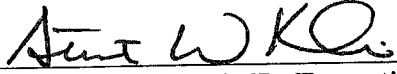
DLZ
 DLZ INDIANA, LLC

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 25 (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