WARRANTY DEED

Project: 1173626
Parcel: 6
Page: 1 of 2

THIS INDENTURE WITNESSETH, That Joseph E. Gaylord 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 Nineteen Thousand Dollars ($19,000.00) (of which said sum $9,800.00 represents land and improvements acquired and $9,200.00 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 which is more particularly described in the legal description 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.

As an inducement for the BOARD OF COMMISSIONERS OF TIPPECANOE COUNTY in the State of Indiana to close this real estate transaction, the grantor(s) assume(s) and agree(s) to pay the 2015 payable 2016 real estate taxes and assessments on the above described real estate and for all tax liabilities which accrue prior to transfer of title to GRANTEE. This obligation to pay shall survive the said closing and shall be enforceable by the County in the event of any non-payment.

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 23rd day of April, 2016.

GRANTORS: Joseph E. Gaylord

Signature

Joseph E. Gaylord
Printed Name & Title

CARLTON T NASH
NOTARY PUBLIC
SEAL
STATE OF INDIANA
MY COMMISSION EXPIRES NOV. 30, 2019

STATE OF Indiana :
SS:
COUNTY OF Tippecanoe :

Before me, a Notary Public in and for said State and County, personally appeared Joseph E. Gaylord, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 23rd day of April, 2016.

Carlton T Nash
Signature

Carlton T Nash
Printed

My Commission expires 11/30/19.

I am a resident of Tippecanoe County.

This instrument prepared by Douglas J. Masson, Attorney, Hoffman, Luhman & Masson Attorneys at Law, 200 Ferry Street, Suite C, Lafayette, IN 47901

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. - Douglas J. Masson

EXHIBIT "A"

Project: Klondike Road
Parcel: 6 Fee Simple
Owner: Joseph E. Gaylord
Tax ID: 79-06-11-351-007.000-023

A part of the Southwest Quarter of Section 11, Township 23 North, Range 5 West, 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: Commencing at the southwest corner of said quarter section; thence North 0 degrees 47 minutes 32 seconds West 165.46 feet along the west line of said quarter section to the prolongation of the south line of the grantor's land; thence North 89 degrees 02 minutes 37 seconds East 30.00 feet along said prolonged south line to the southwest corner of the grantor's land and the east boundary of Klondike Road and the point of beginning of this description: thence North 0 degrees 47 minutes 32 seconds West 159.79 feet along said east boundary to the northwest corner of the grantor's land; thence North 89 degrees 26 minutes 36 seconds East 25.02 feet along the north line of the grantor's land; thence South 1 degree 11 minutes 11 seconds East 104.87 feet to point "2057" as designated on said Parcel Plat; thence South 1 degree 10 minutes 37 seconds East 54.75 feet to the south line of the grantor's land; thence South 89 degrees 02 minutes 37 seconds West 26.11 feet along said south line to the point of beginning and containing 0.094 acres, more or less.

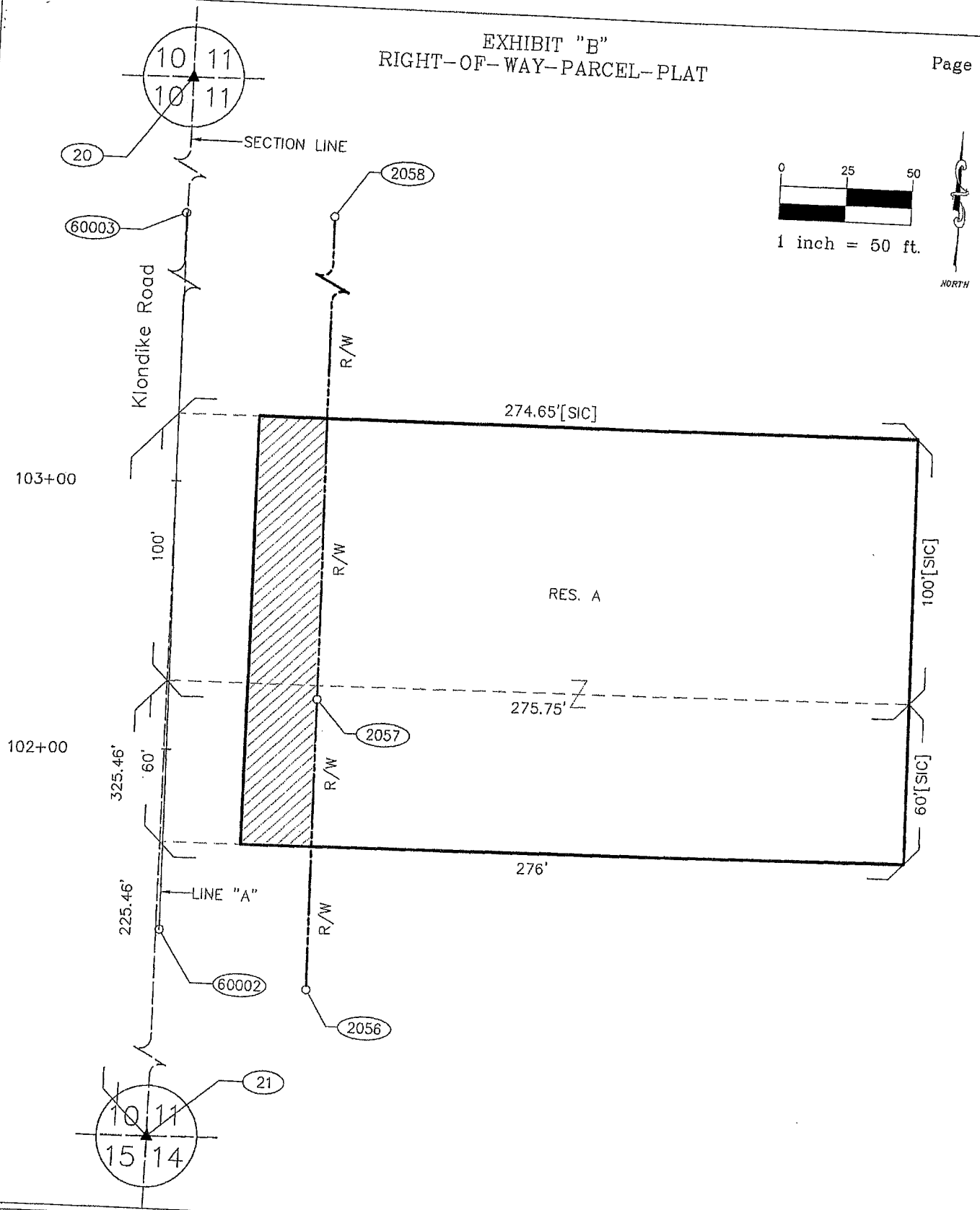
This description was prepared from information obtained from the Recorder's Office and other sources which were not necessarily checked by a field survey.

JACOB E. FITZSIMMONS REGISTERED No. 21200011 STATE OF INDIANA LAND SURVEYOR

Given under my hand and seal 1/13/2015

Jacob E. Fitzsimmons
Registered Land Surveyor No.LS21200011
State of Indiana

EXHIBIT "B"
RIGHT-OF-WAY-PARCEL-PLAT



PARCEL:	6	OWNER: GAYLORD, JOSEPH E.	DRAWN BY: T.A.HOERNER
DES. NO.:	1173626		CHECKED BY: J.E.FITZSIMMONS
ROAD:	KLONDIKE ROAD		
COUNTY:	TIPPECANOE		
SECTION:	11		
TOWNSHIP:	23N		
RANGE:	5W	HATCHED AREA IS THE APPROXIMATE TAKING	INST. NO.: 92-08515 DATED: 4-23-1992 INST. NO.: 03028257 DATED: 7-15-2003

EXHIBIT "B"(cont'd)

PARCEL COORDINATE CHART (Shown in Feet)

Point	Line	Station	Offset	Northing	Easting
2056	"A"	101+02	40.5' Rt.	1893207.4442	2986604.1107
2057	"A"	102+20	55' Rt.	1893315.4452	2986601.8920
2058	"A"	+P.I.(106+48.37)	55' Rt.	1893743.6688	2986593.0231
20	SEE LOCATION CONTROL ROUTE SURVEY				
21	SEE LOCATION CONTROL ROUTE SURVEY				
60002	SEE LOCATION CONTROL ROUTE SURVEY				
60003	SEE LOCATION CONTROL ROUTE SURVEY				

NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES.

SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded April 23, 2008, as Document No. 200808007472, and the "Location Control Route Survey" recorded April 23, 2008, as Document No. 200808007473, in the Office of the Recorder of Tippecanoe County, Indiana, (incorporated and made a part hereof by reference) comprise a Location Route Survey, executed in accordance with Indiana Administrative Code 865 IAC 1-12, (Rule 12).

JACOB E. FITZSIMMONS REGISTERED No. 21200011 STATE OF INDIANA LAND SURVEYOR

1/13/2015
Date

Jacob E. Fitzsimmons
Reg. Land Surveyor No. LS21200011
State of Indiana

OWNER: GAYLORD, JOSEPH E.

DRAWN BY: T.A.HOERNER
CHECKED BY: J.E.FITZSIMMONS

PARCEL: 6
DES. NO.: 1173626
ROAD: KLONDIKE ROAD
COUNTY: TIPPECANOE
SECTION: 11
TOWNSHIP: 23N
RANGE: 5W

INST. NO.: 92-08515 DATED: 4-23-1992
INST. NO.: 03028257 DATED: 7-15-2003

"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 6 (Klondike 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 __16__ 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