

WARRANTY DEED

Form WD-1
Revised 12/2021

Project:	1401280
Code:	N/A
Parcel:	30
Page:	1 of 2

THIS INDENTURE WITNESSETH, That Michael A. McKinnis and Melissa A. McKinnis, husband and wife, 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 One thousand sixty and 00/100 Dollars (\$1,060.00) (of which said sum \$1,060.00 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

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Page: 2 of 2

IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument this 30th
day of April, 2022.

Michael A. McKinnis (Seal)
Signature

Melissa A. McKinnis (Seal)
Signature

Michael A. McKinnis, husband
Printed Name

Melissa A. McKinnis, wife
Printed Name

Signature

Signature

Printed Name

Printed Name

STATE OF INDIANA:

SS:

Miguel A. Hernandez
Notary Public, State of Indiana
SEAL
Commission No. NP0724504
My Commission Expires Jan: 19, 2028

COUNTY OF TIPPECANOE:

Before me, a Notary Public in and for said State and County, personally appeared Michael A. McKinnis and Melissa A. McKinnis, 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 30th day of April, 2022.

Signature Miguel Hernandez

Printed Name Miguel Hernandez

My Commission expires 01/13/28

I am a resident of Tippecanoe County.

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

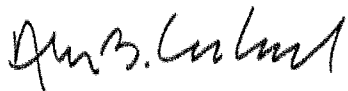
EXHIBIT "A"

Project: 1401280
Parcel 30 Fee Simple
Form WD-1
Key # 79-02-36-351-006.000-023

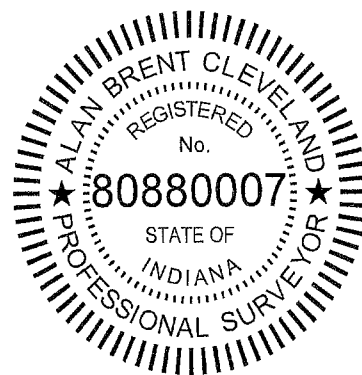
Sheet 1 of 1

A part of the Southwest Quarter of Section 36, Township 24 North, Range 5 West, Tippecanoe County, Indiana, and being that part of the grantors' 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 southeast corner of the West Half of said Southwest Quarter; thence North 00 degrees 17 minutes 33 seconds West 797.50 feet along the east line of said West Half to a south line of the grantors' land and the Point of Beginning of this description; thence North 85 degrees 52 minutes 33 seconds West 42.38 feet along said south line; thence North 00 degrees 09 minutes 21 seconds East 51.67 feet to the north line of said grantors' land; thence South 84 degrees 14 minutes 43 seconds East 42.08 feet along said north line to said east line of the West Half; thence South 00 degrees 17 minutes 33 seconds East 50.50 feet (50.28 feet deed) along said east line to the Point of Beginning, and containing 0.049 acres, more or less, inclusive of the presently existing right of way, containing 0.012 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



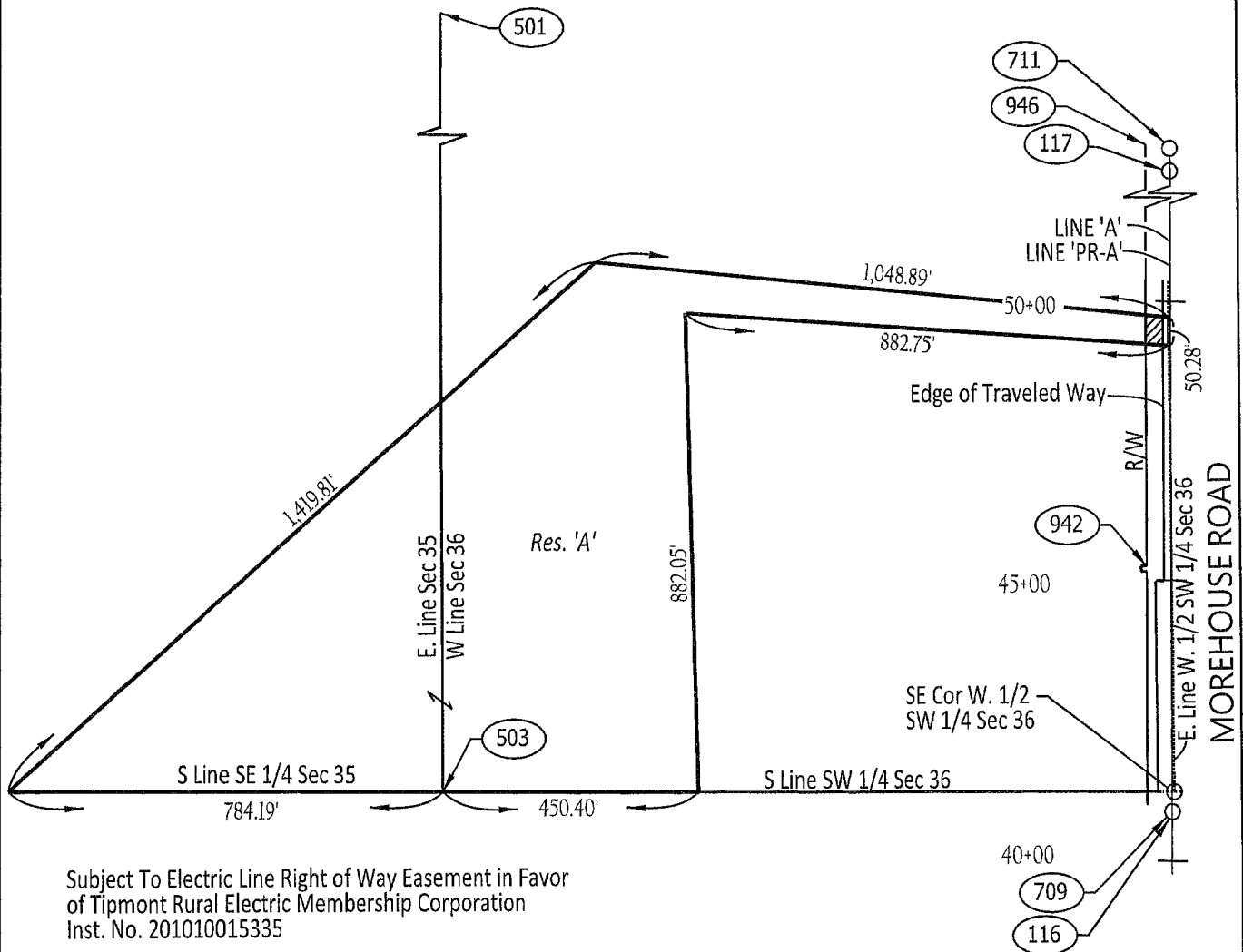
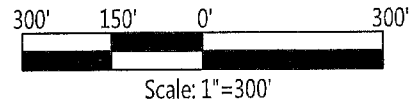
Parcel: 30
 Project: 1401280
 Des. # 1401280
 County: TIPPECANOE
 Section: 35 & 36
 Township: 24N
 Range: 5W

Right of Way Parcel Plat Exhibit "B"

Owner: Michael A. McKinnis and Melissa A. McKinnis
 Warranty Deed: Instrument No. 201010012350
 Tax Key: 79-02-36-351-006.000-023

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

 Hatched Area is the Approximate taking



Subject To Electric Line Right of Way Easement in Favor
 of Tipmont Rural Electric Membership Corporation
 Inst. No. 201010015335



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

Project: 1763 1212 90

Parcel: 30
 Project: 1401280
 Des. # 1401280
 County: TIPPECANOE
 Section: 35 & 36
 Township: 24N
 Range: 5W

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

Owner: Michael A. McKinnis and Melissa A. McKinnis

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

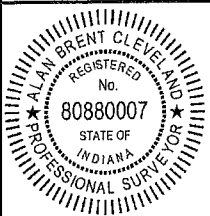
Line 'PR-A' Data Table			
Point		Northing	Easting
116	P.T. 40+87.26 = P.O.T. 40+87.26 Line 'A'	1903864.8848	2992930.9339
117	P.C. 51+40.30 = P.O.T. 51+40.30 Line 'A'	1904917.9209	2992933.7963

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

Parcel Coordinate Chart (Shown in Feet)					
Point	Northing	Easting	Station	Offset	Line
942	1904302.7455	2992887.1239	45+25.00	45.00' Lt.	'PR-A'
946	1904965.1229	2992888.9122	51+92.00	42.50' Lt.	'PR-A'
501	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
503	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 30 (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 6 day of June, 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