

WARRANTY DEED

Form WD-1
Revised 12/2021

Project:	<u>1401280</u>
Code:	<u>N/A</u>
Parcel:	<u>12</u>
Page:	<u>1 of 2</u>

THIS INDENTURE WITNESSETH, That Kate Marie Mane f/k/a Kate Marie Hutchison and Muharrem Mane, wife and husband, the Grantor(s) of Allegheny County, State of Pennsylvania 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 Two thousand two hundred ninety and 00/100 Dollars (\$2,290.00) (of which said sum \$2,290.00 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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Project: 1401280
Code: N/A
Parcel: 12
Page: 2 of 2

IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument this 11th
day of MAY, 2022.

[Signature] (Seal)
Signature

Kate Marie Mane f/k/a Kate Marie Hutchison , wife
Printed Name

[Signature] (Seal)
Signature

Muharrem Mane, husband
Printed Name

Signature

Signature

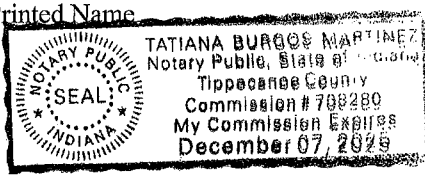
Printed Name

Printed Name

STATE OF INDIANA:

COUNTY OF TIPPACANOE:

SS:



Before me, a Notary Public in and for said State and County, personally appeared Kate Marie Mane f/k/a Kate Marie Hutchison and Muharrem Mane, wife and husband, 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 11th day of May, 2022.

Signature [Signature]

Printed Name Tatiana Burgos Martinez

My Commission expires 12-7-2025

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

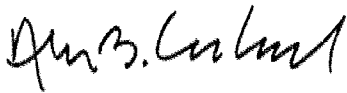
EXHIBIT "A"

Project: 1401280
Parcel 12 Fee Simple
Key # 79-06-01-153-002.000-023

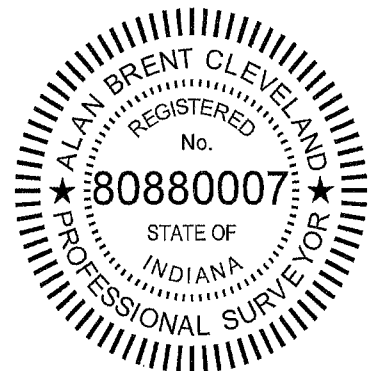
Sheet 1 of 1

A part of Lot 29B 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 grantors' 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 11.67 feet along the south line of said Lot; thence North 01 degrees 31 minutes 41 seconds East 42.90 feet to the north line of said Lot; thence North 88 degrees 11 minutes 35 seconds East 7.73 feet along said north line to the northeast corner of said Lot; thence South 03 degrees 43 minutes 30 seconds East 43.09 feet along the east line of said Lot to the Point of Beginning, and containing 416 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



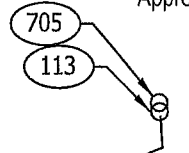
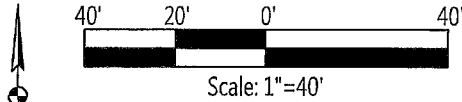
Parcel: 12
 Project: 1401280
 Des. # 1401280
 County: TIPPECANOE
 Section: 1
 Township: 23N
 Range: 5W



Right of Way Parcel Plat Exhibit "B"

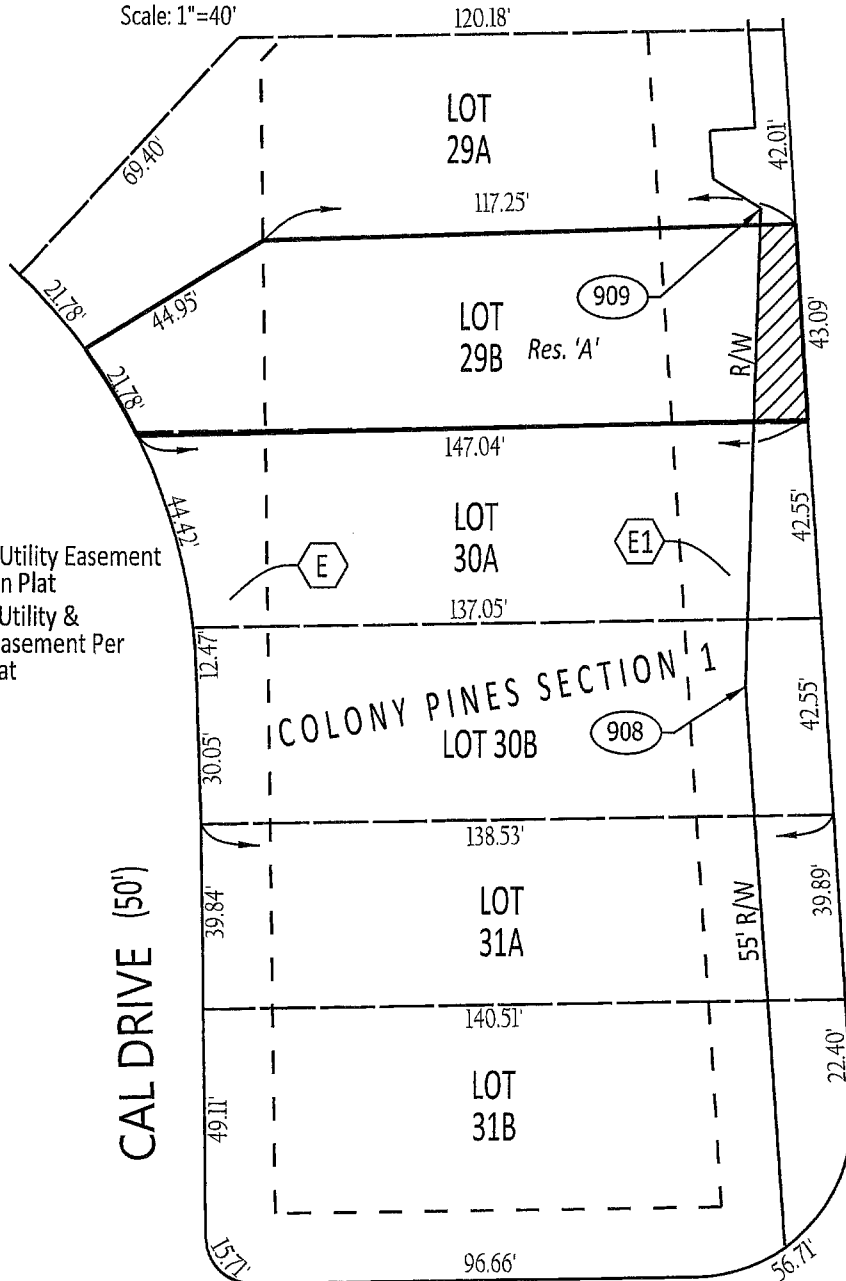
Owner: Kate Hutchison and Muharem Mane
 Warranty Deed: Instrument No. 06022690
 Plat of Colony Pines Section 1: Instrument 02025962
 (Plat Book 11 Page 211)
 Tax Key: 79-06-01-153-002.000-023

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

 Hatched Area is the Approximate taking



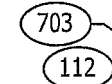
-  Drainage and Utility Easement Per Subdivision Plat
-  30' Drainage, Utility & Landscaping Easement Per Subdivision Plat



27+00

26+00

25+00




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

Project: 1763 1212 90

ELLISON DRIVE (50')

MOREHOUSE ROAD

Parcel: 12
 Project: 1401280
 Des. # 1401280
 County: TIPPECANOE
 Section: 1
 Township: 23N
 Range: 5W

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

Owner: Kate Hutchison and Muharem Mane

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

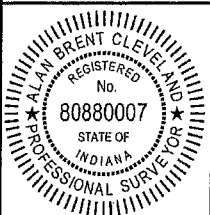
Line 'PR-A' Data Table			
Point		Northing	Easting
112	P.T. 17+32.72 = P.O.C. 17+32.72 Line 'A'	1901513.6089	2992986.3667
113	P.C. 28+29.84 = P.O.T. 28+29.84 Line 'A'	1902608.0332	2992909.5048

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



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 Brent Cleveland

Date: 6/25/2020



DLZ
 DLZ INDIANA, LLC

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

Project: 1763 1212 90

The attached Warranty Deed – Parcel 12 (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 21 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