

WARRANTY DEED

Form WD-1
Revised 05/2019

Project: 1401281; Yeager Road
Parcel: 5
Page: 1 of 2

THIS INDENTURE WITNESSETH, That Chafica H. Rogers, the Grantor, of Tippecanoe County, State of Indiana, Conveys and Warrants to the **Board of Commissioners of Tippecanoe County, Indiana**, the Grantee, for and in consideration of the sum of Thirty-Nine Thousand Nine Hundred Fifty and No/100 Dollars (\$39,950.00) (of which said sum \$18,850.00 represents land and improvements acquired and \$21,100.00 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 hereby specifically acknowledges and agrees that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor, or any successors in title to the abutting lands of the Grantor, 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 and all successors and assigns.

The grantor assumes and agrees 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
Grantee mailing address:
20 N. 3rd Street, 1st Floor
Lafayette, Indiana 47901
I.C. 8-23-7-31

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 4 day of May, 2022

Chafica H. Rogers
Signature Chafica H. Rogers

STATE OF: Indiana :
COUNTY OF Tippecanoe :

SS:

Before me, a Notary Public in and for said State and County, personally appeared Chafica H. Rogers, the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be her voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 4 day of May, 2022.

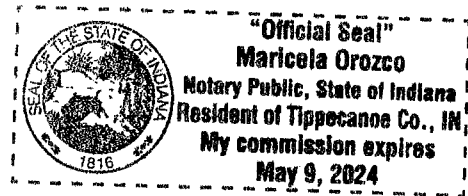
Signature Maricela Orozco

Printed Name Maricela Orozco

My Commission Number 682544

My Commission expires May 9, 2024

I am a resident of Tippecanoe County.



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, Attorney at Law

This instrument was prepared by Douglas J. Masson, Attorney at Law, Attorney #19474-53, HOFFMAN, LUHMAN & MASSON, PC, 200 Ferry Street, Suite C, Lafayette, IN 47902

Exhibit "A"

Sheet 1 of 2

Project: 1401281

Parcel: 5 Fee

Tax Id. No. 79-02-36-200-011.000-023

A part of the South Half of the North Half of the Northeast Quarter of Section 36, Township 24 North, Range 5 West in 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 Northwest Corner of said Quarter Section designated as point "221" on said Parcel Plat; thence South 00 degrees 24 minutes 05 seconds East a distance of 664.15 feet, along the West Line of said Quarter Section, to the North Line of South Half of said Quarter also being the Northwest Corner of a 1.59 acre exception tract; thence along the North Line of South Half of said Quarter, South 89 degrees 48 minutes 37 seconds East a distance of 368.45 feet to the Northwestern Line of the grantors' land; thence along said grantor's Northwestern Line, South 44 degrees 15 minutes 28 seconds West a distance of 115.44 feet, to the point of beginning of this description; thence South 31 degrees 13 minutes 04 seconds East a distance of 619.69 feet to the point designated "616" on said Parcel Plat; thence North 58 degrees 46 minutes 56 seconds East a distance of 45.25 feet, to the West Boundary of County Road N 140 West as described in Commissioner's Record Book A-1, pages 397-397 and Book A-2, page 411, also being to the point designated "668" on said Parcel Plat; thence along said West Boundary, South 00 degrees 25 minutes 37 seconds East a distance of 71.97 feet to the South Line of said grantor's land; thence along said grantor's South Line, North 89 degrees 43 minutes 42 seconds West a distance of 91.95 feet; thence North 31 degrees 13 minutes 04 seconds West a distance of 615.35 feet, to the Northwestern Line of said grantor's land; thence along said Northwestern Line, North 44 degrees 15 minutes 28 seconds East a distance of 72.31 feet, to the point of beginning and containing 1.075 acres, more or less.

Exhibit "A"

Sheet 2 of 2

Project: 1401281
Parcel: 5 Fee
Tax Id. No. 79-02-36-200-011.000-023

All bearings in this description which are not quoted from previous instruments are based on the bearing system of the Location Control Route Survey recorded as Instrument Number 202121019828 in the Office of the Recorder of Tippecanoe County, Indiana.

This description was prepared for the Tippecanoe County by Trent E. Newport, Indiana Registered Land Surveyor, License Number 29600021, on the 25th day of August, 2021.



A handwritten signature in black ink, appearing to read "Trent E. Newport".

Trent E. Newport
Indiana Land Surveyor
No. LS 29600021

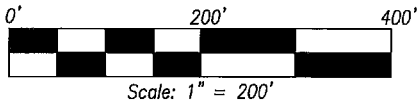
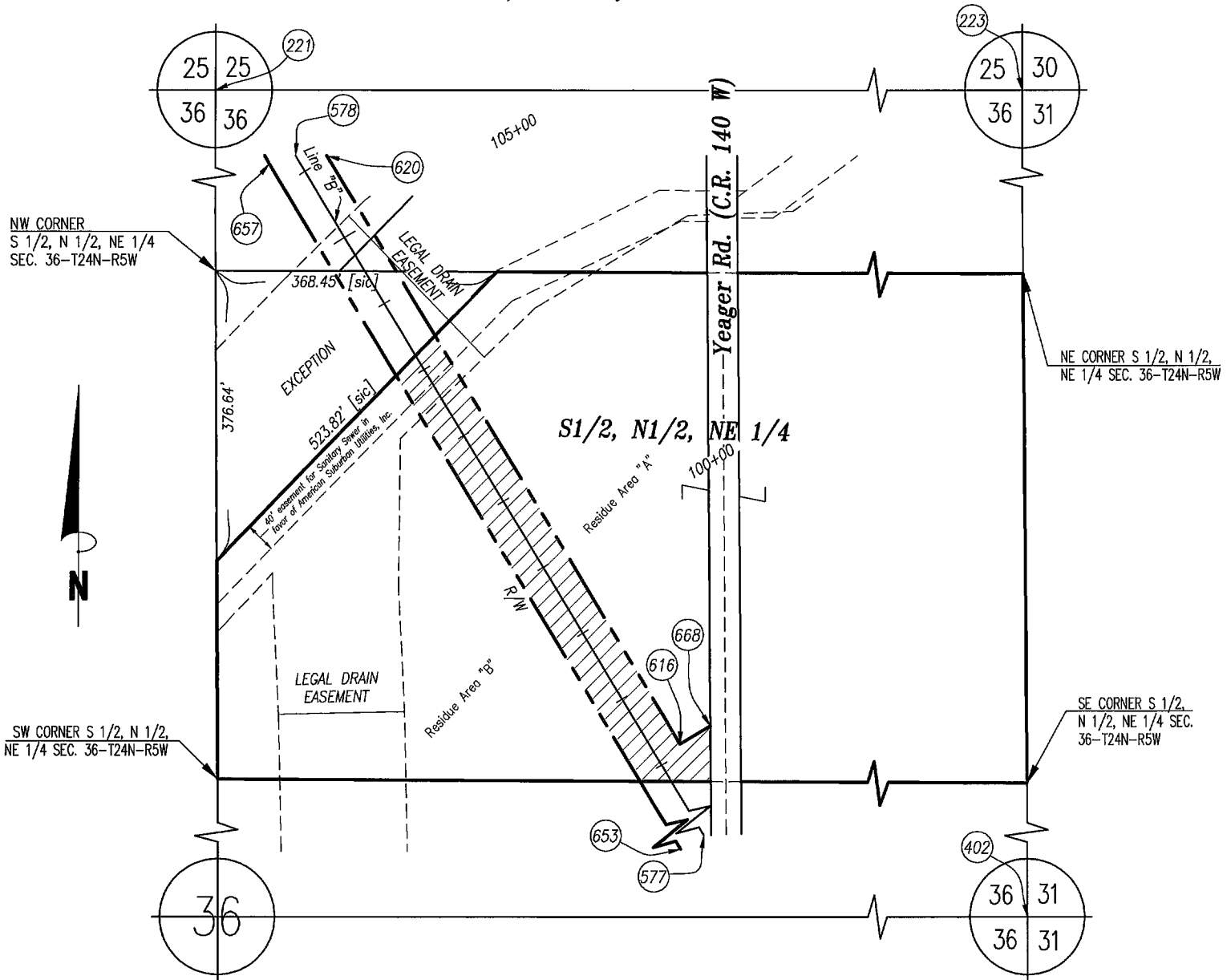


Exhibit "B"

Right-of-Way Parcel Plat

Prepared for Tippecanoe County, Indiana
By CrossRoad Engineers, P.C.



Parcel: 5	Owner: Rogers, Chafica H.	Drawn By: J. Whiteside	Date: 08/13/2021
Code:		Checked By: T. Newport	Date: 08/23/2021
Project: 1401281		DES. No. 1401281	
Road: Yeager Road		Inst. 02031965	Date: 10/09/2002
County: Tippecanoe		Inst. 200808003529	Date: 02/27/2008
Section: 36		Dimensions Shown Are From The Above Listed Record Documents	
Township: 24N			
Range: 5W			

Hatched Area is the Approximate Taking

Note: Centerline Stationing is English

The above Warranty Deed – (Yeager Road – Parcel 5 – Chafica H. Rogers) 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.

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