

TEMPORARY HIGHWAY EASEMENT GRANT
(GENERAL)

Form T-3
Revised 12/2021

Project:	<u>1401280</u>
Code:	<u>N/A</u>
Parcel:	<u>8B</u>
Page:	<u>1 of 3</u>

THIS INDENTURE WITNESSETH, That Spring Invest LLC, an Indiana limited liability company, the Grantor(s) of Tippecanoe County, State of Indiana Grant(s) to The Board of Commissioners of Tippecanoe County in the State of Indiana, the Grantee, for and in consideration of the sum of Nine hundred thirty and 00/100 Dollars (\$930.00) (of which said sum \$0.00 represents land improvements acquired and \$930.00 represents land temporarily encumbered and damages) and other valuable consideration, the receipt of which is hereby acknowledged, a temporary easement to enter upon and have possession of the Real Estate of the Grantor(s) for the purpose of grading, which said work is incidental to the construction of the highway facility known as Morehouse Road and as Project 1401280, which said Real Estate situated in the County of Tippecanoe, State of Indiana, and which is more particularly described in the legal description(s) attached hereto as Exhibit "A" which is incorporated herein by reference, which said temporary easement shall be extinguished, become void and revert to the Grantor(s) and/or the Grantor(s) successor(s) in title upon completion of the said Project. Said extinguishment shall be evidenced by a release document, which shall be executed and recorded by the Grantee, at no cost to the Grantor(s).

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:	<u>2 of 3</u>

The undersigned represents and warrants that she is the Sole Member 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the Grantor she has full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that she is therefore, fully authorized and empowered to convey to The Board of Commissioners of Tippecanoe County in the State of Indiana real estate of the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 she had full authority to so act; and that all necessary company action for the making of this conveyance has been duly taken.

Any and all timber, shrubbery, fences, buildings and any other improvements situated within the area of the temporary easement granted herein shall become the property of The Board of Commissioners of Tippecanoe County in the State of Indiana except: *NONE*

The said Grantor(s) acknowledge(s) that all provisions of this grant of temporary easement are as stated and set forth herein and that no verbal agreements or promises exist with respect thereto.

This temporary conveyance is subject to any and all easements, conditions and restrictions of record. However, the said Grantor(s), for the purpose of inducing The Board of Commissioners of Tippecanoe County in the State of Indiana to accept this grant and to pay the hereinbefore referenced consideration, represent(s) that the Grantor(s) is the owner(s) in fee simple of the Real Estate and that there exist no encumbrances, conditions, restrictions, leases, liens (except current real estate taxes and assessments) of any kind or character which would be inconsistent with the temporary rights granted herein.

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Page: 3 of 3

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 15 15 day of JUNE, 2022.

Spring Invest LLC, an Indiana limited liability company

By [Signature] (Seal) _____ (Seal)
Signature

Signature

Qiuju Zhang, Sole Member
Printed Name

Printed Name

Signature (Seal)

Signature (Seal)

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 Qiuju Zhang, Sole Member of Spring Invest 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 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 15 15 day of JUNE, 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 8B Temporary Right of Way For Grading

Sheet 1 of 1

A part of Lots 31A and 31B 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, described as follows: Commencing at the northeast corner of said Lot 31A, thence South 89 degrees 06 minutes 45 seconds West 16.75 feet along the north line of said Lot 31A to the Point of Beginning of this description; thence South 04 degrees 01 minute 02 seconds East 92.76 feet to the south line of said Lot 31B; thence North 15 degrees 06 minutes 47 seconds West 46.77 feet; thence North 01 degree 13 minutes 56 seconds West 47.29 feet to the north line of said Lot 31A; thence North 89 degrees 06 minutes 45 seconds East 6.71 feet along said north line to the Point of Beginning, and containing 576 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



The attached Temporary Highway Easement Grant – Parcel 8A (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 18 day of July, 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