

WARRANTY DEED

Form WD-1
Revised 12/2021

Project:	<u>1401280</u>
Code:	<u>N/A</u>
Parcel:	<u>24</u>
Page:	<u>1 of 2</u>

THIS INDENTURE WITNESSETH, That Linda M. Longo, 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 Thirty-five thousand and 00/100 Dollars (\$35,000.00) (of which said sum \$21,220.00 represents land and improvements acquired and \$13,780.00 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

Project: 1401280
Code: N/A
Parcel: 24
Page: 2 of 2

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 27 day of June, 2022.

Linda M. Longo
Signature

(Seal)

Linda M. Longo
Printed Name

Signature

(Seal)

Printed Name

Signature

(Seal)

Printed Name

Signature

(Seal)

Printed Name

STATE OF INDIANA:

SS:

COUNTY OF TIPPECANOE:

Before me, a Notary Public in and for said State and County, personally appeared Linda M. Longo, 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 27 day of June, 2022.

Signature [Signature]

Printed Name _____

My Commission expires _____

I am a resident of _____ 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



CLIFTON DICKERSON, Notary Public
Allen County, State of Indiana
My Commission Expires August 27, 2023
Commission No. 671065

EXHIBIT "A"

Project: 1401280
Parcel 24 Fee Simple
Form WD-1
Key # 79-06-01-100-002.000-023

Sheet 1 of 1

A part of Lot 1 as shown on the Plat of Sagamore Point Subdivision Section One-A, the plat of which is recorded in Instrument 9601422 (Book E Page 98), in the Office of the Recorder of 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: Beginning at the northeast corner of said Lot; thence South 01 degree 44 minutes 59 seconds West 100.66 feet (100.93 feet by plat) along the west line of said Lot to a corner of said Lot; thence Southwesterly 30.20 feet along an arc to the right having a radius of 25.00 feet and subtended by a long chord having a bearing of South 35 degrees 40 minutes 30 seconds West and a length of 28.39 feet; thence North 01 degree 45 minutes 49 seconds East 45.24 feet to the point designated "1040" on said Exhibit "B"; thence Northerly 78.55 feet along an arc to the left having a radius of 7,944.00 feet and subtended by a long chord having a bearing of North 01 degree 28 minutes 49 seconds East and a length of 78.55 feet to the north line of said; thence South 89 degrees 45 minutes 26 seconds East 16.21 feet along said north line to the Point of Beginning, and containing 1,872 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



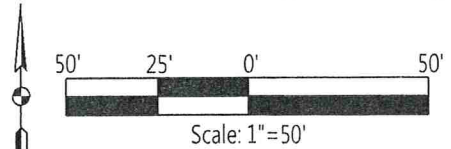
Parcel: 24
 Project: 1401280
 Des. # 1401280
 County: TIPPECANOE
 Section: 1
 Township: 23N
 Range: 5W

Right of Way Parcel Plat Exhibit "B"

Owner: Linda M. Longo
 Warranty Deed: Instrument No. 040170985
 Tax Key: 79-06-01-100-002.000-023

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

Hatched Area is the Approximate taking

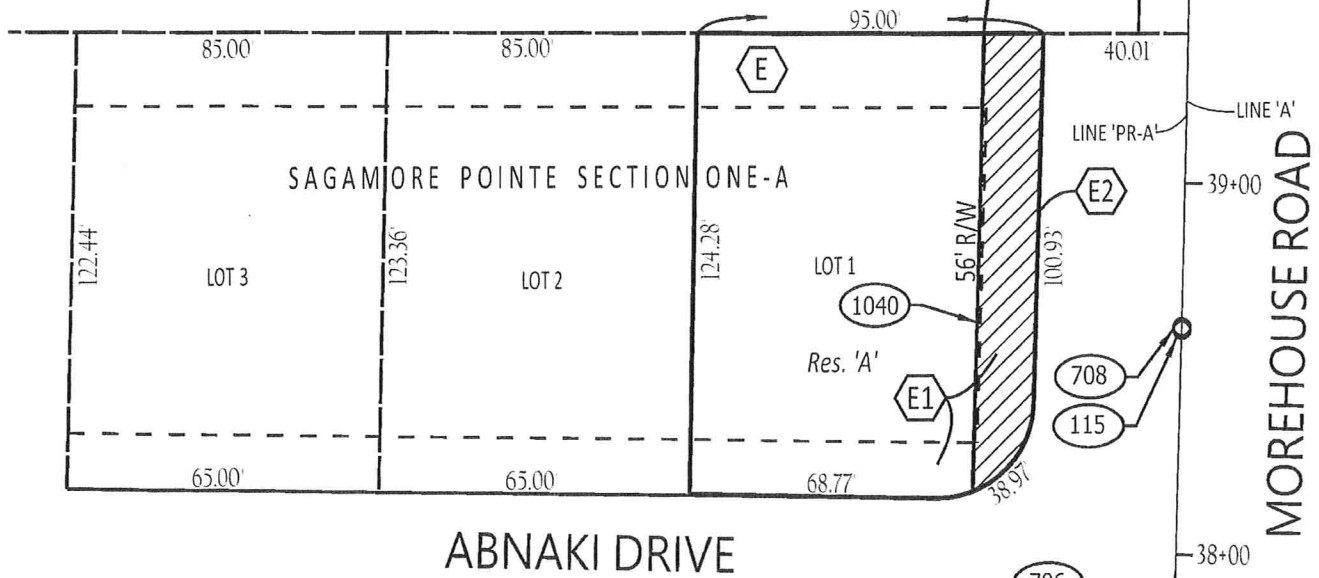


Line 'PR-A' Data Table			
Point	Description	Northing	Easting
114	P.T. 31+09.82 = P.O.T. 31+09.82 Line 'A'	1902887.8403	2992904.0012
115	P.C. 38+62.75 = P.O.T. 38+62.75 Line 'A'	1903640.4136	2992927.1737
$\Delta = 1^{\circ}36'28''$ Lt. $R = 8000.00'$ $L = 224.51'$ $T = 112.26'$ $E = 0.79'$			
116	P.T. 40+87.26 = P.O.T. 40+87.26 Line 'A'	1903864.8848	2992930.9339

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

Parcel Coordinate Chart (Shown in Feet)					
Point	Northing	Easting	Station	Offset	Line
933	1903818.0137	2992885.6675	40+40.00	45.00' Lt.	'PR-A'
1040	1903642.1371	2992871.2003	+PC (38+62.75)	56.00' Lt.	'PR-A'
706	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
708	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
709	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

- 20' Utility & Drainage Easement
- 15' Utility & Drainage Easement
- No Vehicular Access



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

Project: 1763 1212 90

The attached Warranty Deed – Parcel 24 (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