

## WARRANTY DEED

Form WD-1  
Revised 12/2021

Project:	<u>1401280</u>
Code:	<u>N/A</u>
Parcel:	<u>28</u>
Page:	<u>1 of 2</u>

**THIS INDENTURE WITNESSETH**, That Helmut W. Weist, 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 Twenty-six thousand and 00/100 Dollars (\$26,000.00) (of which said sum \$18,160.00 represents land and improvements acquired and \$7,840.00 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. 3<sup>rd</sup> Street  
1<sup>st</sup> Floor  
Lafayette, IN 47901

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

Helmut W. Weist (Seal) \_\_\_\_\_ (Seal)  
Signature Signature

Helmut W. Weist \_\_\_\_\_  
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 Helmut W. Weist, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his 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 \_\_\_\_\_



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

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


**EXHIBIT "A"**

Project: 1401280  
Parcel 28 Fee Simple  
Form WD-1  
Key # 79-02-36-351-005.000-023

Sheet 1 of 1

A part of the West Half of the Southwest Quarter of Section 36, Township 24 North, Range 5 West, 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 southeast corner of said West Half of the Southwest Quarter; thence North 00 degrees 17 minutes 33 seconds West 375.00 feet along the east line of said West Half to the south line of the grantor's land and the Point of Beginning of this description; thence North 89 degrees 43 minutes 25 seconds West 45.58 feet along the south line of the grantor's land; thence North 00 degrees 09 minutes 21 seconds East 16.93 feet to the point designated "939" on said Exhibit "B"; thence North 89 degrees 50 minutes 39 seconds West 10.00 feet to the point designated "940" on said Exhibit "B"; thence North 00 degrees 09 minutes 21 seconds East 10.00 feet to the point designated "941" on said Exhibit "B"; thence South 89 degrees 50 minutes 39 seconds East 10.00 feet to the point designated "942" on said Exhibit "B"; thence North 00 degrees 09 minutes 21 seconds East 235.49 feet to the north line of the grantor's land; thence North 89 degrees 42 minutes 27 seconds East 43.53 feet to said east line of said West Half; thence South 00 degrees 17 minutes 33 seconds East 262.87 feet along said east line to the Point of Beginning, and containing 0.271 acres, more or less, inclusive of the presently existing right of way, containing 0.079 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 25<sup>th</sup> Day of June, 2020.




Alan Brent Cleveland, P.S  
Indiana Registered Professional Surveyor No. LS80880007

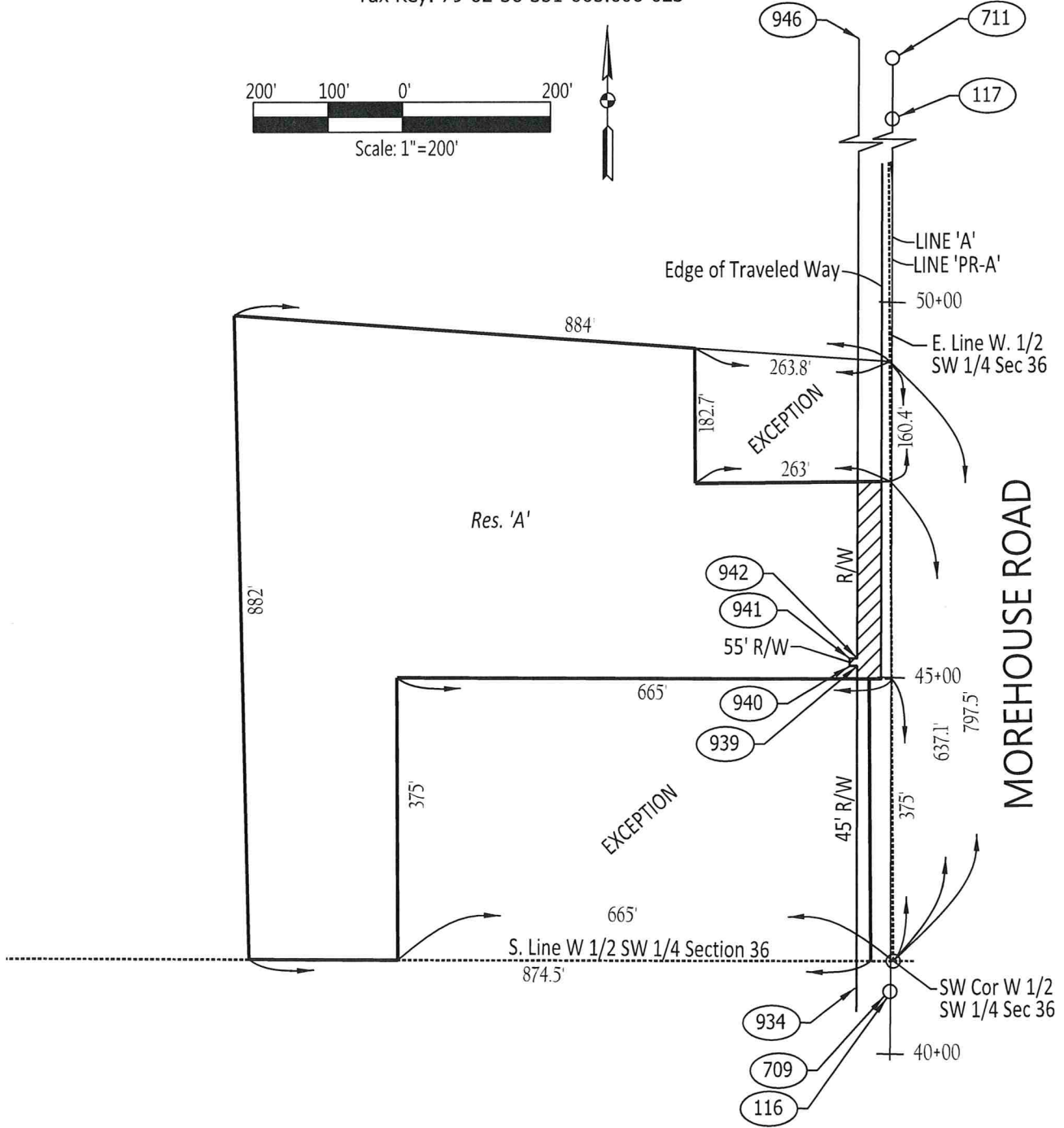
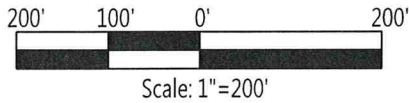


Parcel: 28  
 Project: 1401280  
 Des. # 1401280  
 County: TIPPECANOE  
 Section: 36  
 Township: 24N  
 Range: 5W

# Right of Way Parcel Plat Exhibit "B"

Owner: Helmut W. Weist  
 Warranty Deed: Instrument 8412648  
 Quit Claim Deed: Instrument No. 201010018919  
 Plat of Subdivision of Part SW 1/4 Sec 36: Plat Book 5 Page 16  
 Tax Key: 79-02-36-351-005.000-023

Code: N/A  
 Page: 1 of 2  
 Prepared by: S. Hartman  
 Checked by: A. Cleveland  
 Hatched Area is the Approximate taking



**DLZ**  
 DLZ INDIANA, LLC

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

Project: 1763 1212 90

Parcel: 28  
 Project: 1401280  
 Des. # 1401280  
 County: TIPPECANOE  
 Section: 36  
 Township: 24N  
 Range: 5W

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

Owner: Helmut W. Weist

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

Parcel Coordinate Chart (Shown in Feet)					
Point	Northing	Easting	Station	Offset	Line
934			+P.T. (40+87.26)	45.00' Lt.	'PR-A'
939			45+15.00	45.00' Lt.	'PR-A'
940			45+15.00	55.00' Lt.	'PR-A'
941			45+25.00	55.00' Lt.	'PR-A'
942			45+25.00	45.00' Lt.	'PR-A'
946			51+92.00	42.50' Lt.	'PR-A'
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

The attached Warranty Deed – Parcel 28 (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