DRAINAGE EASEMENT

THIS INDENTURE WITNESSETH: That Tippecanoe County, by and through its Board of Commissioners (referred to herein as the “Grantor”), as the owner of the real estate described in EXHIBIT A attached hereto and made a part hereof (“Grantor Real Estate”), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby convey to Tippecanoe Development II, LLC, an Indiana limited liability company (together with its successors and assigns, the “Grantee”), as the owner of the real estate described in EXHIBIT B attached hereto and made a part hereof (“Grantee Real Estate”), a non-exclusive perpetual easement through, upon, over, along and across the following described real property located in Tippecanoe County, Indiana, (“the Easement”) to-wit:

See EXHIBIT C.

This Easement is granted for the purpose of providing overland or subsurface paths and courses for the construction, maintenance, preservation of storm drainage. The Grantor reserves for themselves and their successors and assigns the right to use the Easement for any uses which are not inconsistent with the purposes herein.

In the event the Grantee, its employees, or contractors are required to come upon the real estate contained in the Easement to replace, restore, or clear any drainage structures, ditches, drains, or swales contained therein, the Grantee shall promptly restore said premises as near to the original condition as possible.

This Drainage Easement and the agreements herein shall run with the land and shall be binding upon and inure to the benefit of the Grantor and its successors and assigns and upon the Grantee and its successors and assigns.
IN WITNESS WHEREOF, The Grantor has executed this Drainage Easement on this _____ day of __________, 2020.

BOARD OF COMMISSIONERS OF TIPPECANOE COUNTY

By: __________________________
    Tracy A. Brown, President

STATE OF INDIANA    }  SS:
COUNTY OF TIPPECANOE }

Subscribed and sworn to before me, a Notary Public this _____ day of __________, 2020 personally appeared Tracy A. Brown in his capacity as President of the Board of Commissioners of Tippecanoe County and acknowledged the execution of the foregoing grant of Drainage Easement on behalf of the Board of Commissioners of Tippecanoe County.

WITNESS my hand and official seal.

______________________________
Notary Public,
Residing in Tippecanoe County, IN

My Commission Expires:

________________________________

This instrument prepared by: Kevin J. Riley of the firm of REILING TEDER & SCHRIER, LLC, 250 Main Street, Suite 601, Lafayette, IN 47901. Telephone: (765) 423-5333
E-Mail Address: kjr@rtslawfirm.com

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. Kevin J. Riley
EXHIBIT A
LEGAL DESCRIPTION OF GRANTOR REAL ESTATE
This instrument contains the transfers of the property described below.

The property transferred is located in the State of Indiana, specifically in Adams County. It is a tract of land described as follows:

- The tract is in the town of Adams, within the township of Adams.
- The tract is bounded on the north by County Road 1000 North, on the east by County Road 1000 East, on the south by County Road 1000 South, and on the west by County Road 1000 West.
- The tract is approximately 20 acres in size.

The transfer is recorded at the Adams County Clerk's Office, and is subject to any existing liens or encumbrances.

The transfer is witnessed by:

[Signature]

[Name]

[Date]

This transfer is subject to any applicable state and federal laws regarding the transfer of real property.
of the premises forever as of a free and indifferent estate of inheritance in fee simple.
and that they will warrant and defend the same against all claims, incumbrances, or
obligations whatsoever, the said James M. Pierson and Lydia C. Pierson having
ordered the same to be recorded.

James M. Pierson
Lydia C. Pierson

State of Indiana, Tippecanoe County

Personally appeared before me, the subscriber a Justice
of the Peace in and for said county, James M. Pierson and Lydia C. Pierson, the grantors of the
above instrument and acknowledged the same to be their voluntary act and deed.

Witness my hand and seal this 9th day of June, 1856.

James M. Pierson
Justice of the Peace

This deed was recorded April 27, 1857 at 8 o'clock a.m.

Joseph Hunt Record

The state of Indiana, Tippecanoe County

Before me, Thompson H. Graham, a Justice of the Peace in and for said
county, came William H. Rochester and Matilda Rochester, and acknowledged the execution of the foregoing
instrument. Witness my hand and seal this 31st day of April, 1857.

Thompson H. Graham

This record was recorded April 27, 1857 at 8 o'clock a.m.

Joseph Hunt Record

Now all men by these presents, that we, Ephraim Martin and Peter Martin, the
state of Indiana, Tippecanoe County, and State of Indiana, do, and in consideration of
two hundred and twenty-five dollars, to us in hand paid, the receipt whereof is
herein acknowledged, have sold, conveyed, and by these presents do convey and
transfer to the said Rochester and Matilda Rochester, heirs of the

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herein acknowledged, have sold, conveyed, and by these present
EXHIBIT B
LEGAL DESCRIPTION OF GRANTEE REAL ESTATE
CORPORATE WARRANT DEED

THIS INDENTURE WITNESSETH THAT Boanco, Inc., an Indiana corporation, conveys and warrants to Tippecanoe Development II, LLC, an Indiana limited liability company, in consideration of Ten Dollars ($10.00) and other valuable considerations, the receipt of which is hereby acknowledged, the following described real estate in Tippecanoe County, in the State of Indiana, to wit:

TRACT 1
A part of the Northeast Quarter of Section 25, Township 24 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, being a part of the Boanco, Inc. real estate as described in Instruments Numbered 198608617819 and 199109109208 in the Office of the Tippecanoe County Recorder, and being depicted on an ALTA / NSPS Land Title Survey prepared by TBIRD Design Services Corp., Project No. 18095, and being more completely described as follows:

COMMENCING at a Bernsten Monument marking the Northeast Corner of said Northeast Quarter; thence along the East Line of said Northeast Quarter, South 0°44'19" East, 100.64 feet to a Bernsten Monument marking the Northwest Corner of Section 30, Township 24 North, Range 4 West; thence continue along said East Line, South 0°44'19" East, 1433.48 feet to the POINT OF BEGINNING; thence continue along said East Line, South 0°44'19" East, 1108.43 feet to a PK Nail with Washer in Wood Post marking the East Quarter Corner of said Section 25; thence along the South Line of said Northeast Quarter, North 89°43'03" West, 990.69 feet; thence parallel with said East Line, North 0°44'19" West, 1090.39 feet; thence North 89°14'21" East, 990.53 feet to the POINT OF BEGINNING, containing 25.00 acres, more or less.

TRACT 2
A part of the Northeast Quarter of Section 25, Township 24 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, being a part of the Boanco, Inc. real estate as described in Instruments Numbered 198608617819, 199109109208, and 199209228988 in the Office of the Tippecanoe County Recorder, and being depicted on an ALTA / NSPS Land Title Survey prepared by TBIRD Design Services Corp., Project No. 18095, and being more completely described as follows:

COMMENCING at a Bernsten Monument marking the Northeast Corner of said Northeast Quarter; thence along the East Line of said Northeast Quarter, South 0°44'19" East, 100.64 feet to a Bernsten Monument marking the Northwest Corner of Section 30, Township 24 North, Range 4 West; thence
continue along said East Line, South 0°44'19" East, 1433.48 feet; thence South 89°14'21" West, 114.51 feet to a 5/8-inch diameter rebar with yellow plastic cap stamped "TBIRD FIRM #0052" marking the POINT OF BEGINNING; thence continue South 89°14'21" West, 1127.42 feet; thence parallel with said East Line, North 0°44'19" West, 1555.66 feet to the centerline of County Road 600 North; thence along said centerline, being coincident with the North Line of said Northeast Quarter, South 89°46'03" East, 1018.35 feet to a 2-inch long Mag Nail with washer stamped "TBIRD FIRM #0052", hereinafter referred to as a TBIRD Mag Nail; thence continue along said centerline, along a tangent curve to the right having a radius of 477.46 feet and chord bearing South 83°08'30" East, 110.18 feet, an arc distance of 110.43 feet to a TBIRD Mag Nail; thence parallel with said East Line, South 0°44'19" East, 1523.39 feet to the POINT OF BEGINNING, containing 40.00 acres, more or less.

SUBJECT TO easements, rights of way, and restrictions of record, if any.

SUBJECT TO taxes for the year 2018, due and payable in May and November, 2019; and all subsequent taxes.

SUBJECT TO Minimum building lines, utilities, easements, rights-of-way, property line and other matters as shown on the ALTA/ACSM Land Title Survey by TBird Design Services Corporation as Job No. 18095, dated March 31, 2019 and recorded April 4, 2019 as Document No. 201919004742, known as the "Survey".

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor to execute and deliver this deed; that the Grantor is a corporation in good standing where the subject real estate is situated; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 30 day of April, 2019.
Boanco, Inc.

By:  

( written )
Alfred W. Buckley, President

(printed)
(title)

STATE OF INDIANA )
) SS:
TIPPECANOE COUNTY )

- Before me, a Notary Public in and for said County and State, personally appeared Boanco, Inc., by
  Alfred W. Buckley , its President, who acknowledged the execution of the foregoing Deed for
  and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 30 day of April , 2019.

JENNIFER H. DELONG
Notary Public, State of Indiana
Tippecanoe County
Commission #712262
My Commission Expires
May 27, 2026

This instrument prepared by: Kevin J. Riley of the firm of REILING TEDER & SCHRIER, LLC, 250 Main Street, Suite 601, Lafayette, Indiana 47901. Telephone: (765) 423-5333. E-mail: kjr@rislawfirm.com

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. Kevin J. Riley

Mail Tax Bills To:
Tip Development II
700 S. 12th, St.
Lafayette, IN 47902

Grantee’s address
(if different than billing address)
1010, 7th St
Lafayette, IN 47901
EXHIBIT C
LEGAL DESCRIPTION AND DEPICTION OF DRAINAGE EASEMENT

An easement for drainage located in part of the Northeast Quarter of Section 25, Township 24 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, being a part of the Tippecanoe County Board of Commissioners real estate as described in Deed Book 37, Page 266 in the Office of the Tippecanoe County Recorder, and being more completely described as follows:

COMMENCING at a Berntsen Monument marking the Northeast Corner of said Northeast Quarter; thence along the East Line of said Northeast Quarter, South 0°44′19″ East, 100.64 feet to a Berntsen Monument marking the Northwest Corner of Section 30, Township 24 North, Range 4 West; thence continue along said East Line, South 0°44′19″ East, 1984.45 feet to the POINT OF BEGINNING; thence continue along said East Line, South 0°44′19″ East, 174.33 feet; thence North 89°15′41″ East, 38.25 feet; thence North 33°58′46″ East, 100.44 feet; thence North 46°51′48″ West, 132.41 feet to the POINT OF BEGINNING, containing 0.227 acres, more or less.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.