

KEY NO. 164-00400-0256

PROJECT: Salisbury Street
PARCEL NO.: 13-D
COUNTY: TIPPECANOE
OWNER: Anne R. Hinds, Trustee

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT **THE CITY OF WEST LAFAYETTE** State of Indiana, Tippecanoe County, convey and warrant to **ANNE R. HINDS, INDIVIDUALLY, AND AS THE SOLE SURVIVING SETTLOR AND TRUSTEE OF THE HINDS FAMILY TRUST**, a resident of Tippecanoe County in the State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Tippecanoe County in the State of Indiana, to-wit:

PARCEL: 13-D

PROJECT: Salisbury Street Safety Improvements Phase II

DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 23 NORTH, RANGE 4 WEST, IN WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA AND MORE COMPLETELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 7;

THENCE NORTH 00°24'19" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 742.91 FEET TO THE CENTER LINE OF THE OLD PLANK ROAD OF THE WESTERN PLANK ROAD COMPANY AND THE POINT OF BEGINNING;

THENCE NORTH 00°24'19" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 34.35 FEET; THENCE SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT THAT IS 30.00 FEET DISTANT, MEASURED AT RIGHT ANGLES, TO LINE "A" AND THE CENTERLINE OF SALISBURY STREET AS DEPICTED ON A ROUTE SURVEY RECORDED IN DOCUMENT NUMBER 200808018118 IN THE OFFICE OF THE TIPPECANOE COUNTY RECORDER, SAID CURVE HAS A RADIUS OF 493.71 FEET, A CENTRAL ANGLE OF 07°28'43", A CHORD BEARING AND DISTANCE OF SOUTH 23°29'54" EAST, 64.40 FEET AND AN ARC LENGTH OF 64.44 FEET TO THE CENTER LINE OF SAID OLD PLANK ROAD;

THENCE NORTH 46°22'37" WEST, ALONG SAID CENTER LINE, 35.81 FEET TO THE POINT OF BEGINNING, CONTAINING, 0.009 ACRES, MORE OR LESS.

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

This transfer is between adjoining properties in accordance with the Unified Subdivision Ordinance of Tippecanoe County, Section 2 Definitions, definition of "Subdivision," paragraph E., and does not create any additional principal use building sites.

The grantor covenants that she has cleared and conveyed free of all leases, licenses, or other interests both legal and equitable, and all encumbrances of any kind or character, on in and under said land.

It is understood between the parties hereto, and their successors in title, and made a covenant herein which shall run with the land, that all lands hereinbefore described (excepting any parcels specifically designated as easements or temporary rights of way) are conveyed in fee simple and not merely for right of way purposes, and that no reversionary rights whatsoever are intended to remain in the grantor.

IN WITNESS WHEREOF, the **CITY OF WEST LAFAYETTE** by its **BOARD OF PUBLIC WORKS AND SAFETY** has hereunto set their hand and seal, this ____ day of _____, 2009.

**CITY OF WEST LAFAYETTE BY ITS
BOARD OF PUBLIC WORKS AND SAFETY**

Mayor John R. Dennis, President

Bradley W. Marley, Member

Sana G. Booker, Member

ATTEST:

Judith C. Rhodes, Clerk-Treasurer

STATE OF INDIANA }
 } SS:
COUNTY OF TIPPECANOE }

Before me, the undersigned, a Notary Public in and for said County and State, this ____ day of _____, 2009 personally appeared Mayor John R. Dennis, Bradley W. Marley and Sana G. Booker of the West Lafayette Board of Public Works and Safety, Grantor in the above conveyance, and acknowledged the execution of such Deed to be their voluntary act and deed, for the uses and purposes herein mentioned and warranted that they are fully empowered to execute this deed on behalf of the Grantor.

Witness my hand and Notarial Seal this ____ day of _____, 2009.

Residence of _____ County

My Commission Expires

Signature _____

Printed _____, Notary Public

PARCEL: HINDS REMNANT

PROJECT: Salisbury Street Safety Improvements Phase II

DESCRIPTION:

A part of the real estate conveyed to Anne R. Hinds, individually, and as the sole surviving settlor and trustee of the Hinds Family Trust, in Document Number 05010461 and also in Document Number 02011131 as recorded in the Office of the Tippecanoe County Recorder and being located in the a part of the Southeast Quarter and Southwest Quarter of Section 7, Township 23 North, Range 4 West, in Wabash Township, Tippecanoe County, Indiana and more completely described as follows:

Commencing at the southwest corner of the Southeast Quarter of said Section 7; thence North 00°24'19" East, along the west line of said Southeast Quarter, 699.50 Feet to the southern line of said Hinds real estate and the POINT OF BEGINNING; thence South 87°04'43" East, along said southern line, 37.52 feet; thence northwesterly, along a non-tangent curve to the right that is 30.00 feet distant, measured at right angles, to Line "A" and the centerline of Salisbury Street as depicted on a route survey recorded in Document Number 200808018118 in the Office of the Tippecanoe County Recorder, said curve has a radius of 493.71 feet, a central angle of 17°10'05", a chord bearing and distance of North 21°22'48" West, 147.38 feet and an arc length of 147.93 feet; thence North 65°59'03" West, 24.83 feet to the southern right-of-way line of now existing Sycamore Lane; thence North 87°04'43" West, along said southern right-of-way line and also being parallel with, southerly of and 20.00 feet distant from the northern line of said Hinds real estate, 71.73 feet; thence South 56°59'00" West, 39.82 feet to the western line of said Hinds real estate; thence along the bounds of said Hinds real estate the following two courses; 1) South 00°24'19" West, 120.00 feet; 2) thence South 87°04'43" East, 145.00 feet to the POINT OF BEGINNING, containing 0.481 acres, more or less.

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