

QUIT-CLAIM DEED

Project: 5954.002
Cumberland Ave
Parcel: 35
Key No. 164-05200-0156
State ID No. 79-07-07-126-003.000-026

THIS INDENTURE WITNESSETH, That **WESTMINSTER VILLAGE WEST LAFAYETTE, INC.**, an Indiana non-profit corporation, the Grantor, **RELEASES AND QUIT-CLAIMS** to the **CITY OF WEST LAFAYETTE, INDIANA**, the Grantee, for and in consideration of the sum of Seventy Five Thousand Nine Hundred Seventy Five and 00/100 Dollars (\$75,975.00) (of which said sum \$69,600.00 represents land and improvements acquired and \$6,375.00 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 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 hereby specifically acknowledges and agrees that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor, or any successors in title to the abutting lands of the Grantor, 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 acknowledgment and agreement is a covenant running with the land and shall be binding upon the Grantor and all successors and assigns.

The undersigned persons executing this deed represent and certify on behalf of the Grantor, that they are authorized by the corporation and have full authority to sign and execute documents on its behalf, and that their authority has not been revoked; that they are, therefore, fully authorized and empowered to convey to the City of West Lafayette, Indiana, the real estate of the Grantor and to execute all necessary instruments in connection therewith.

December **IN WITNESS WHEREOF**, the Grantor has executed this instrument this 27th day of _____, 2011.

WESTMINSTER VILLAGE WEST LAFAYETTE, INC.
an Indiana non-profit corporation

By: Thomas Pearson
Printed: THOMAS PEARSON
Title: PRESIDENT, BOARD OF DIRECTORS

By: _____
Printed: _____
Title: _____

STATE OF INDIANA)
) SS:
COUNTY OF TIPPECANOE)

Before me, a Notary Public in and for said State and County, personally appeared Thomas Pearson, Pres. and Board of Directors, authorized officers of the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be their voluntary act and deed and who, being duly sworn, stated that that any representations contained therein are true. I am a resident of Tippecanoe County.

Witness my hand and Notarial Seal this 27th day of December, 2011.

My commission expires: July 26, 2013 Thomas L. Brooks, Jr.

NOTARY PUBLIC

I affirm under the penalties of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Thomas L. Brooks, Jr.

This instrument prepared by: Thomas L. Brooks, Jr. of the firm Mayfield and Brooks, LLC, 8 N. Third St., Suite 405, P.O. Box 650, Lafayette, IN 47902, Telephone (765) 423-5454

Grantee's address:
609 W. Navajo St.
West Lafayette, IN 47906

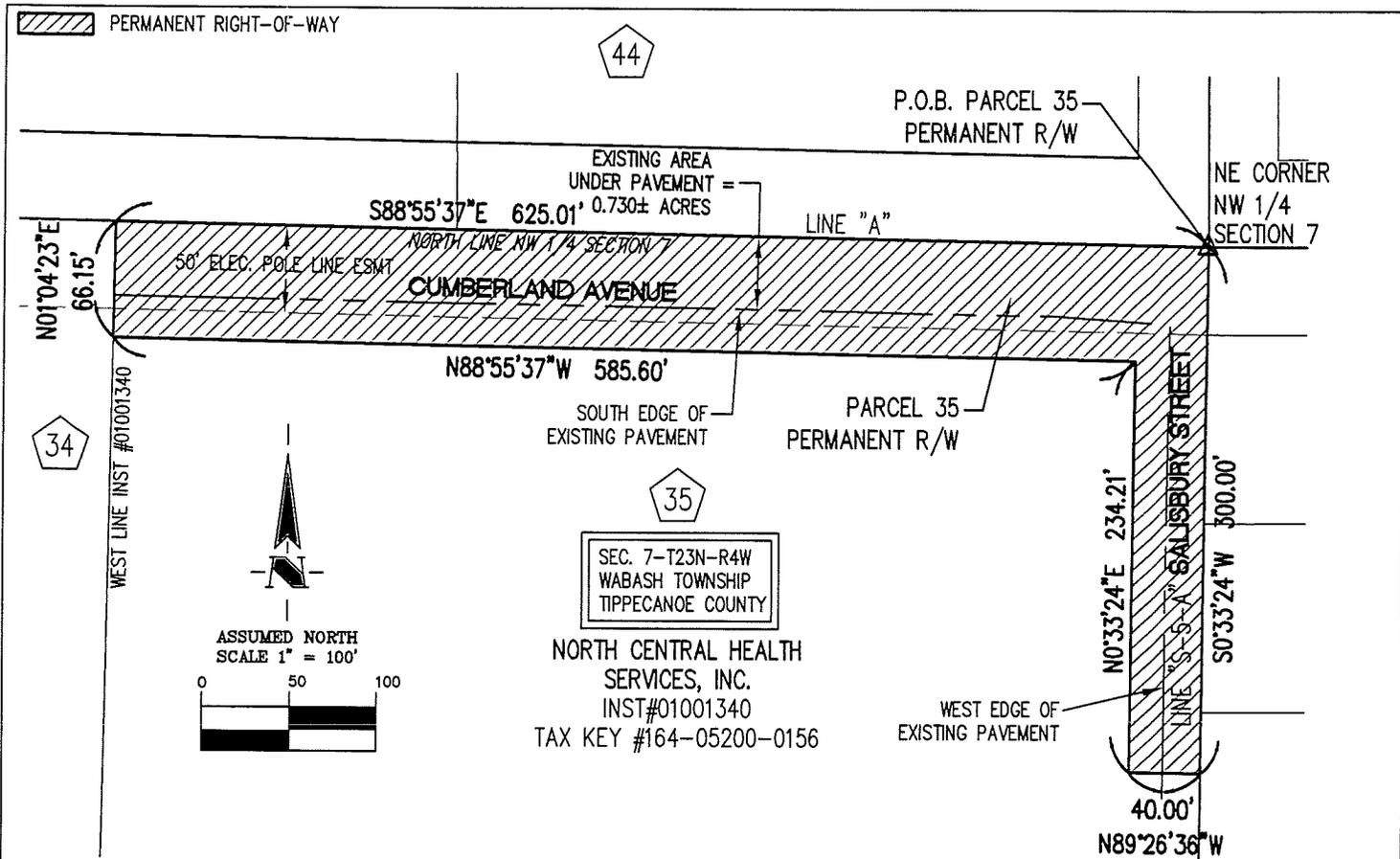
EXHIBIT "A"

A part of Property described as Instrument Number 01001340 as recorded in the Office of the Tippecanoe County Recorder located in the Northwest Quarter of Section 7, Township 23 North, Range 4 West, City of West Lafayette, Tippecanoe County, Indiana, more particularly described as follows:

Beginning at the Northeast Corner of said Northwest Quarter; thence South 00 degrees 33 minutes 24 seconds West along the East Line of said Northwest Quarter a distance of 300.00 feet; thence North 89 degrees 26 minutes 36 seconds West a distance of 40.00 feet; thence North 00 degrees 33 minutes 24 seconds East parallel with said east line a distance of 234.21 feet to a point 66.15 feet south of the North Line of said Northwest Quarter; thence North 88 degrees 55 minutes 37 seconds West parallel with said north line a distance of 585.60 feet to the West Line of said Property; thence North 01 degrees 04 minutes 23 seconds East along said west line a distance of 66.15 feet to the north line of said Northwest Quarter; thence South 88 degrees 55 minutes 37 seconds East along said north line a distance of 625.01 feet to the Point of Beginning, containing 1.165 acres of land, more or less, inclusive of the existing right-of-way which contains 0.730 acres of land, more or less for a total net additional taking of 0.435 acres of land, more or less.

Note: The land description shown hereon is based on the Cumberland Avenue Phase 2 Route Survey for the City of West Lafayette dated January 19, 2010 and recorded at Instrument Number 201111004572 in the Office of the Tippecanoe County Recorder.

Exhibit "B"



Parcel 35 Permanent Right-of-Way Description

A part of Property described as Instrument Number 01001340 as recorded in the Office of the Tippecanoe County Recorder located in the Northwest Quarter of Section 7, Township 23 North, Range 4 West, City of West Lafayette, Tippecanoe County, Indiana, more particularly described as follows:

Beginning at the Northeast Corner of said Northwest Quarter; thence South 00 degrees 33 minutes 24 seconds West along the East Line of said Northwest Quarter a distance of 300.00 feet; thence North 89 degrees 26 minutes 36 seconds West a distance of 40.00 feet; thence North 00 degrees 33 minutes 24 seconds East parallel with said east line a distance of 234.21 feet to a point 66.15 feet south of the North Line of said Northwest Quarter; thence North 88 degrees 55 minutes 37 seconds West parallel with said north line a distance of 585.60 feet to the West Line of said Property; thence North 01 degrees 04 minutes 23 seconds East along said west line a distance of 66.15 feet to the north line of said Northwest Quarter; thence South 88 degrees 55 minutes 37 seconds East along said north line a distance of 625.01 feet to the Point of Beginning, containing 1.165 acres of land, more or less, inclusive of the existing right-of-way which contains 0.730 acres of land, more or less for a total net additional taking of 0.435 acres of land, more or less.



Richard G. Rayback

Richard G. Rayback
Registered Land Surveyor No. 870015
March 17, 2011

Historic Fort Harrison
8901 Otis Avenue
Indianapolis, Indiana 46216-1037
317-826-7100
317-826-7110 FAX

Note: The land description shown hereon is based on the Cumberland Avenue Phase 2 Route Survey for the City of West Lafayette dated January 19, 2010 and recorded at Instrument Number 201111004572 in the Office of the Tippecanoe County Recorder.

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