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FILED FOR RECORD IN
TIPPECANOE COUNTY, IN
ONETA TOLLE, RECORDER
05/02/2012 03:14:35PM
DEED 23.00

# CORPORATE WARRANTY DEED

Project: 5954.002
Cumberland Ave
Parcel: 44
Key Nos. 168-05301-0103
168-05301-0114
State ID Nos. 79-07-06-376-001.000-035
79-07-06-376-002.000-035

**THIS INDENTURE WITNESSETH,** That **WEST LAFAYETTE JUNIOR-SENIOR HIGH SCHOOL BUILDING CORPORATION**, an Indiana non-profit corporation, the Grantor, CONVEYS AND WARRANTS to the **CITY OF WEST LAFAYETTE, INDIANA**, the Grantee, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) 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the corporation and have full authority to sign and execute documents on its behalf, and that their authority has not been revoked; that they are, therefore, fully authorized and empowered to convey to the City of West Lafayette, Indiana, the real estate of the Grantor and to execute all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.

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER.

MAY 02 2012

Jennifer Weston PR
AUDITOR OF TIPPECANOE CO.

**IN WITNESS WHEREOF,** the Grantor has executed this instrument this 9th day of January, ~~2011~~. 2012

WEST LAFAYETTE JUNIOR-SENIOR HIGH
SCHOOL BUILDING CORPORATION
an Indiana non-profit corporation

By: _____
~~Printed:~~ J. Craig Irvine
President

By: _____
Printed: Charles W. Shook
Secretary

STATE OF INDIANA )
) SS:
COUNTY OF TIPPECANOE )

Before me, a Notary Public in and for said State and County, personally appeared J. Craig Irvine and Charles W. Shook, 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 9th day of January, ~~2011~~. 2012.

My commission expires: June 15, 2018

_____
Helen L. Pigg
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

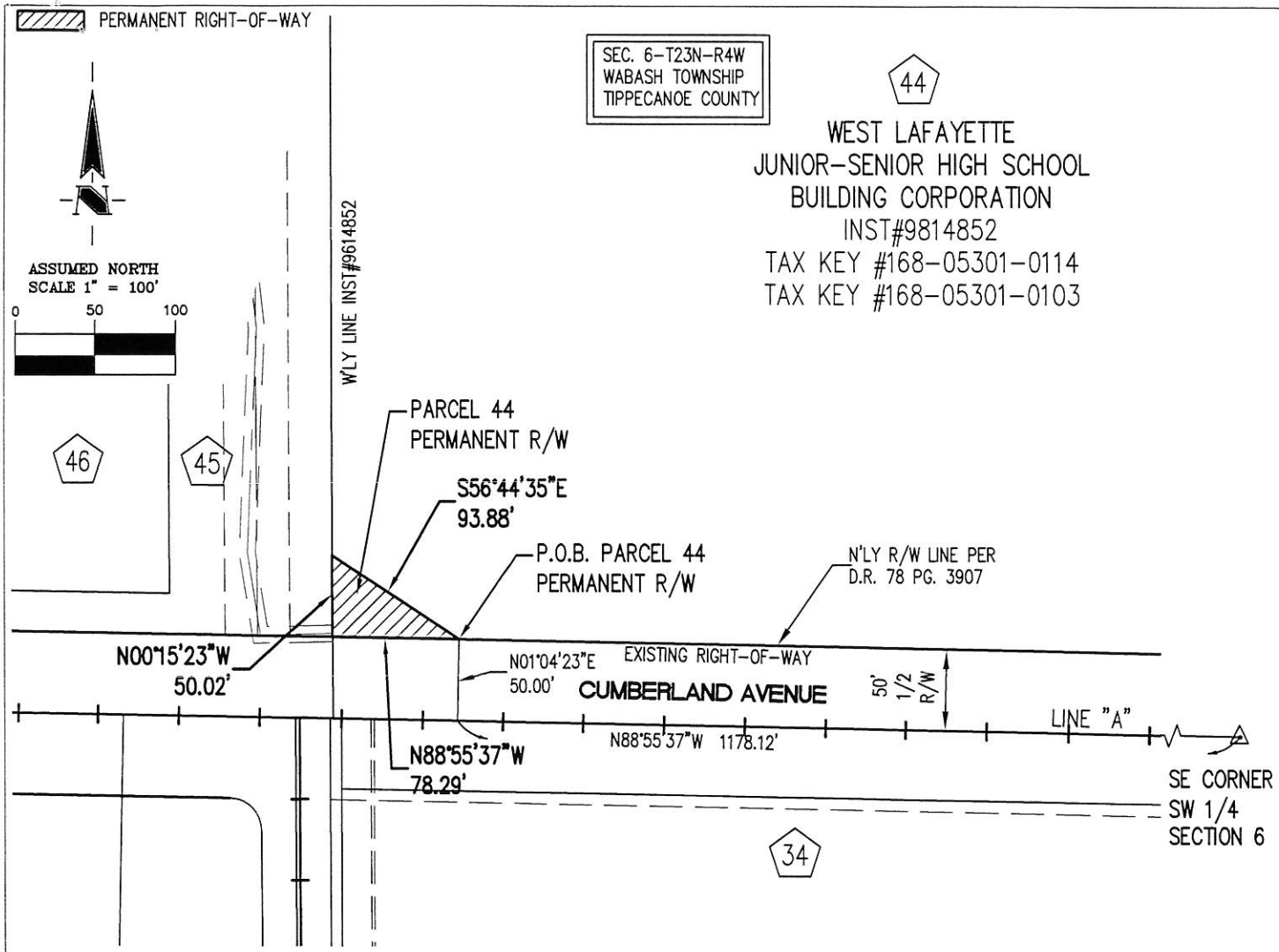
EXHIBIT "A"

A Part of the Property described as Instrument Number 9614852 in the Office of the Tippecanoe County Recorder located in the Southwest Quarter of Section 6, Township 23 North, Range 4 West, City of West Lafayette, Tippecanoe County, Indiana, more particularly described as follows:

Commencing at the Southeast Corner of said Southwest Quarter; thence North 88 degrees 55 minutes 37 seconds West along the South Line of said Southwest Quarter a distance of 1178.12 feet; thence North 01 degrees 04 minutes 23 seconds East a distance of 50.01 feet to the North Right-of-Way Line of Cumberland Avenue per Deed Record 78 at Page 3907 and the Point of Beginning; thence North 88 degrees 55 minutes 37 seconds West along said North Right-of-Way Line a distance of 78.29 feet to the West Line of Instrument Number 9614852; thence North 00 degrees 15 minutes 23 seconds West along said west line a distance of 50.02 feet; thence South 56 degrees 44 minutes 35 seconds East a distance of 93.88 feet to the Point of Beginning, containing 0.045 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 44 Permanent Right-of-Way Description

A Part of the Property described as Instrument Number 9614852 in the Office of the Tippecanoe County Recorder located in the Southwest Quarter of Section 6, Township 23 North, Range 4 West, City of West Lafayette, Tippecanoe County, Indiana, more particularly described as follows:

**Commencing** at the Southeast Corner of said Southwest Quarter; thence North 88 degrees 55 minutes 37 seconds West along the South Line of said Southwest Quarter a distance of 1178.12 feet; thence North 01 degrees 04 minutes 23 seconds East a distance of 50.01 feet to the North Right-of-Way Line of Cumberland Avenue per Deed Record 78 at Page 3907 and the **Point of Beginning**; thence North 88 degrees 55 minutes 37 seconds West along said North Right-of-Way Line a distance of 78.29 feet to the West Line of Instrument Number 9614852; thence North 00 degrees 15 minutes 23 seconds West along said west line a distance of 50.02 feet; thence South 56 degrees 44 minutes 35 seconds East a distance of 93.88 feet to the **Point of Beginning**, containing 0.045 acres of land, more or less.

RICHARD G. RAYBACK
REGISTERED
No.
870015
STATE OF
INDIANA
LAND SURVEYOR

Richard G. Rayback
Registered Land Surveyor No. 870015
March 22, 2011

**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.


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

Engineering
Surveying
Landscape Architecture
GIS · LIS
Geology

Schneider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