

Form WL-2  
8/98

**WARRANTY DEED  
WITH PARTIAL LIMITATION OF ACCESS**

08-06-28-000-031.000  
-000

Project: 0800213  
Code: 5199  
Parcel: 12  
Page: 1 of 2

**THIS INDENTURE WITNESSETH, That Linda M. Schache and Donald J. Schache, husband and wife, the Grantor(s), of CASS County, State of INDIANA Convey(s) and Warrant(s) to the **STATE OF INDIANA**, the Grantee, for and in consideration of the sum of Thirty One Thousand Three Hundred and NO/100 Dollars, (\$31,300.00) (of which said sum \$31,300.00 represents land and improvements acquired and (\$00.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of CARROLL, State of Indiana, and which is 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.**

TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from and across the highway facility known as SR 25 and as Project 0800213 to and from the Grantor(s) remaining lands along the line or lines specifically described in the said exhibits. This restriction is a covenant running with the land and shall be binding on the Grantor(s) and on all successors in title to the said abutting lands.

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.

Interests in land acquired by the Indiana  
Department of Transportation  
Grantee mailing address:  
100 North Senate Avenue  
Indianapolis, IN 46204-2219  
I.C. 8-23-7-31

This Instrument Prepared By

Attorney at Law

"As an inducement for the State to close this real estate transaction, the grantor(s) assume(s) and agree(s) to pay the 2010 payable 2011 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 State in the event of any non-payment."

**DULY ENTERED FOR TAXATION**

DATE June 15, 2011

PLAT NO. 08-06-28-000-031.000-000

*Elaine Hathaway*  
Auditor of Carroll County

Project: 0800213  
Code: 5199  
Parcel: 12  
Page: 2 of 2

IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument this 29<sup>th</sup> day of March, 2011.

Linda M. Schache (Seal)  
Signature

Linda M. Schache, wife  
Printed Name

Donald J. Schache (Seal)  
Signature

Donald J. Schache, husband  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF INDIANA :

SS:

COUNTY OF CASS :

Before me, a Notary Public in and for said State and County, personally appeared Linda M. Schache and Donald J. Schache, husband and wife, the Grantor(s) 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 any representations contained therein are true.

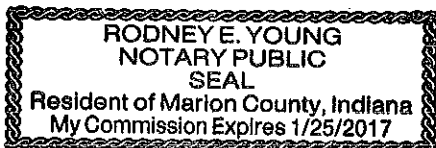
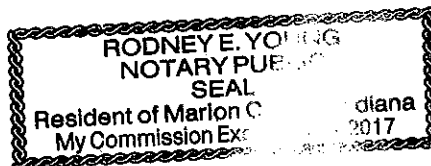
Witness my hand and Notarial Seal this 29<sup>th</sup> day of March, 2011.

Rodney E. Young  
Signature

RODNEY E. YOUNG  
Printed Name

My Commission expires \_\_\_\_\_.

I am a resident of \_\_\_\_\_ County.



Code: 5199

3 of 3

Parcel: 12

This instrument prepared by:

Kristen E. Edmundson  
Deputy Attorney General  
Attorney No. 25558-49  
Office of the Indiana Attorney General  
302 W. Washington Street, 5<sup>th</sup> Floor  
Indianapolis, IN 46204-2770

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.



Kristen E. Edmundson

**Grantee's Mailing Address:**

100 North Senate Avenue  
Indianapolis, IN 46204-2219

I.C. 8-23-7-31

## EXHIBIT "A"

**Project: 0800213**

Sheet 1 of 1

**Code: 5199**

**Parcel: 12** Fee with Limited Access

**Tax No.:** 08-06-28-000-031.000-006

**Form:** WL-1

A tract of land laying in part of the Southwest quarter (1/4) of the Southeast quarter (1/4) of Section Twenty-eight (28) in Township Twenty-five (25) North and Range Two (2) West in Deer Creek Township, Carroll County, Indiana, to wit:

Beginning at a point which bears due West (assumed bearing) 759.80 feet from the Southeast corner of the Southwest quarter (1/4) of Section Twenty-eight (28), Township and Range aforesaid, and running thence West along the South line of said Southwest quarter (1/4) of the Southeast quarter (1/4) of Section Twenty-eight (28) 363.00 feet; thence North 01°00' West 600.00 feet; thence East 363.00 feet; thence South 01°00' East 600.00 feet to the place of beginning, containing Five (5.00) acres. Also; A tract of land fifty feet (50') in even width and extending and running parallel from and along the eastern boundary of the above described real estate.

TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across the above-described real estate, excepting on any part of said real estate which is not utilized in the limited access portion of the above-designated project.

# RIGHT-OF-WAY PARCEL PLAT

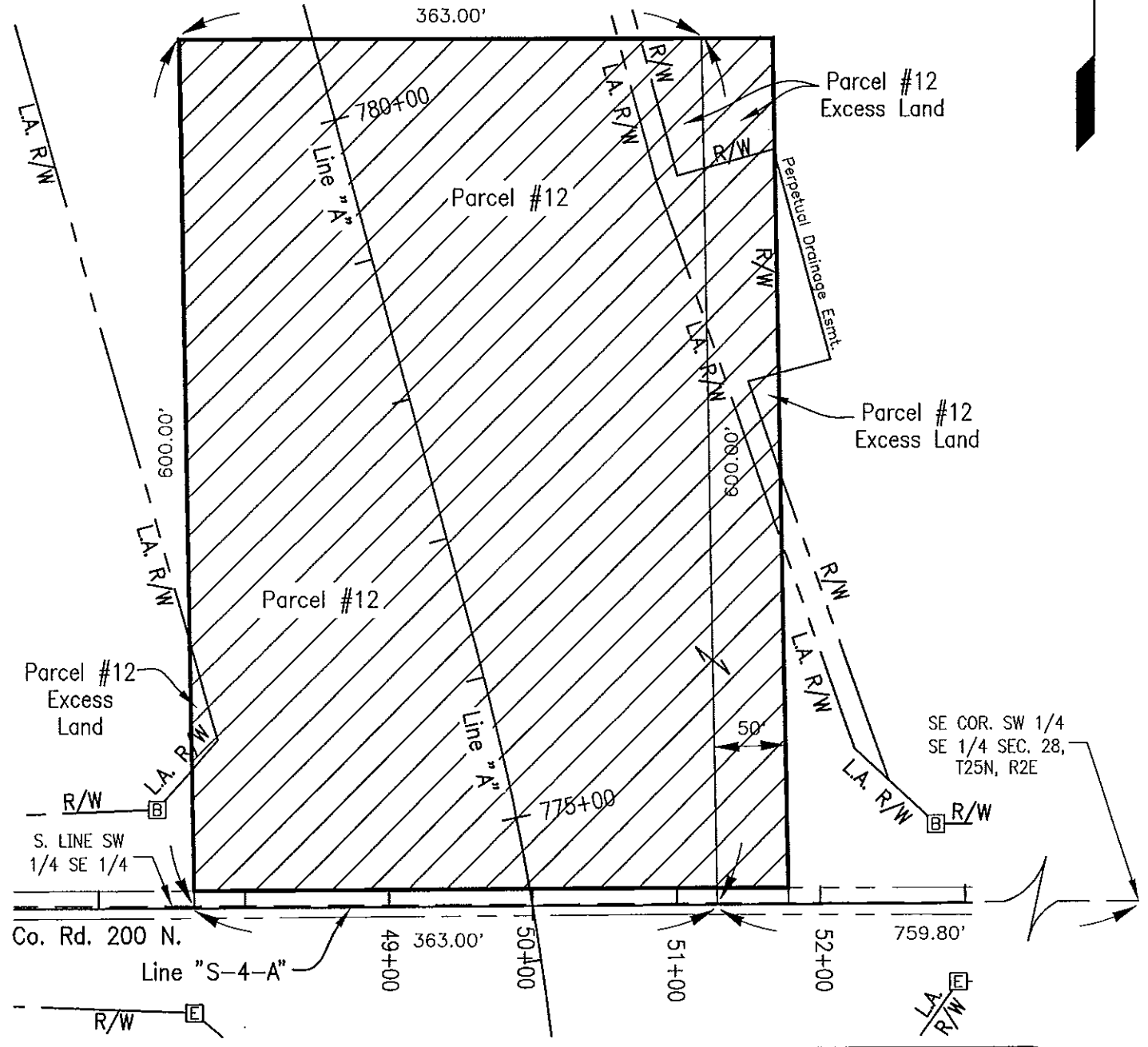
Prepared for Indiana Department of Transportation  
by Bernardin Lochmueller & Associates, Inc. (Job No. 103-0015-OHY)



SCALE 1" = 100 ft.



- ⊠ - Begin L.A. R/W
- ⊡ - End L.A. R/W



<p>PARCEL: 12    OWNER: Schache, Linda M. Et Al.          PROJECT: 0800213          ROAD: S.R. 25          COUNTY: Carroll          SECTION: 28          TOWNSHIP: 25 N.          RANGE: 2 W.</p>	<p>DRAWN BY: P. E. Jones 6/3/2010          CHECKED BY: R.F. Lewis 6/4/2010</p>
<p>HATCHED AREA IS THE APPROXIMATE TAKING</p>	<p>DEED RECORD: 166, PAGE: 369    DATED: 3/1/99          "                    166, "    266                    "    4/8/99          INSTR. #: 200300001780,    DATED: 3/28/03          "                    200400002169,                    "    4/1/04</p>