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2006R10596

REGINA WILLIAMSON
DELAWARE COUNTY RECORDER
RECORDED ON
05/19/2006 04:14:25PM
PAGES: 5

Form WD-1
8/98

WARRANTY DEED

Project:STP-M710(003)
Code: 4334
Parcel: 57
Page: 1 of 2

THIS INDENTURE WITNESSETH, That Jimmie Wayne Wallen

the Grantor(s), of Delaware County, State of Indiana Convey(s) and Warrant(s) to the STATE OF INDIANA, the Grantee, for and in consideration of the sum of Eighty One Thousand Dollars and no cents Dollars (\$ 81,000.00) (of which said sum \$ 81,000.00 represents land and improvements acquired and \$ -0- represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Delaware, State of Indiana, and being 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.

10-14-427-007-000-017

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

TRANSACTION EXEMPT FROM SALES
DISCLOSURE REQUIREMENTS UNDER
IC6-1-1-5-5

MARK G. AHEARN
ATTORNEY AT LAW

Duly Entered for Taxation
Transfer Fees \$ 5.00 sp

MAY 19 2006

Jared L. ...
DELAWARE CO. AUDITOR

Project: STP-M710(003)
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Page: 2 of 2

J.W.

Grantor assumes and agrees to pay all taxes for the year 2005 and payable 2006, and any previous taxes, on the above described real estate.

IN WITNESS WHEREOF, the said Grantor(s) has executed this 16 day of February, 2006.

Jimmie Wayne Wallen (Seal) _____ (Seal)
Signature Signature

Jimmie Wayne Wallen
Printed Name Printed Name

Signature (Seal) Signature (Seal)

Printed Name Printed Name

STATE OF Indiana :

SS:

COUNTY OF Delaware :

Before me, a Notary Public in and for said State and County, personally appeared Jimmie Wayne Wallen, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 16 day of February, 2006.

Nance P. Jones
Signature

NANCE P. JONES
Printed Name

My Commission expires 8-10-06.

I am a resident of Howard County.

EXHIBIT "A"

Project: STP-M710(003)
Code: 4334
Parcel: 57 Total Take
Form WD-1

Sheet 1 of 1

A part of the Southeast Quarter of Section Fourteen (14), Township Twenty (20) North, Range Nine (9) East and more particularly described as follows: Beginning at a point in the center line of State Road No. 32 (Muncie and Yorktown Pike) Nine hundred forty-four and nine tenths (944.9) feet West of the East line of said Southeast Quarter and running thence West on the center line of said State Road No. 32 One hundred forty (140.0) feet; thence North parallel with the East line of said quarter One hundred ninety-seven (197.0) feet; thence East parallel with the said center line of State Road No. 32 One hundred forty (140.0) feet; thence South One hundred ninety-seven (197.0) feet to the place of beginning containing 0.633 acres, more or less. The above described tract is subject to the existing right-of-way of State Road No. 32 which is twenty-five (25.0) feet of equal width off of the entire South end of the above described tract.

10-14-427-007-000-017.

Surveyor Statement:

This description was prepared for the Indiana Department of Transportation by Alan P. Kramer, Indiana Registered Land Surveyor number LS 80040354 from information that was furnished by Ora W. Best, Indiana Registered Land Surveyor number LS 80040202, on this 15th day of December, 2005.



Alan P. Kramer

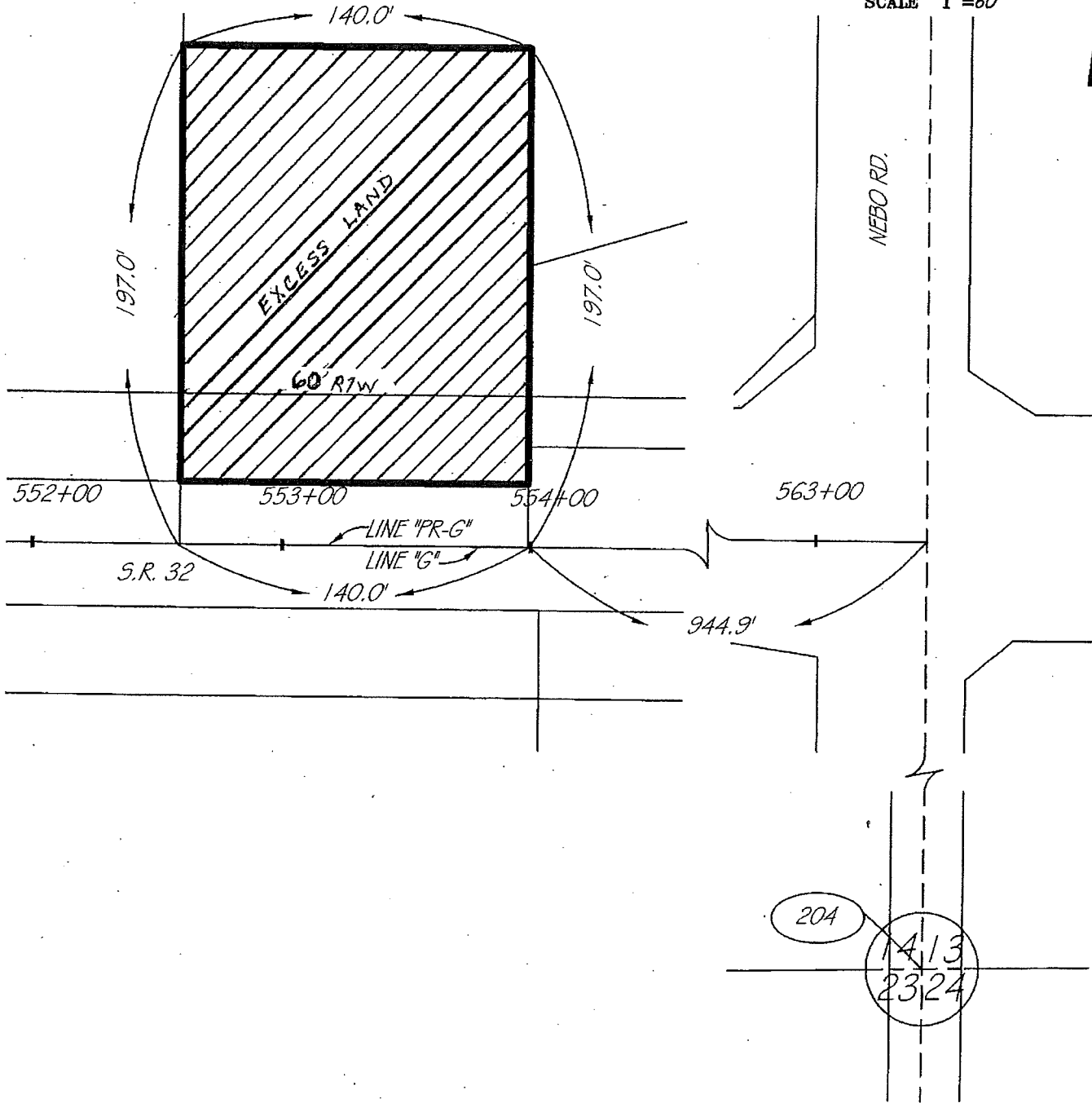
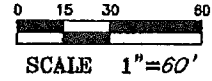
Alan P. Kramer

EXHIBIT "B"

RIGHT-OF-WAY PARCEL PLAT

SHEET 1 OF 2

Prepared for Indiana Department of Transportation
by The Corradino Group, Inc. (Job #3297-32)



PARCEL NO. : 57	OWNER : WALLEN, JIMMIE WAYNE		DRAWN BY: AM SHELTON	8/10/04	CHECKED BY: GL SMITH	8/24/04
PROJECT NO. : STP-M710(003)					CODE NO. : 4334	
ROAD NAME : S.R. 32						
COUNTY : DELAWARE		HATCHED AREA IS THE APPROXIMATE TAKING				
SECTION : 14		NOTE: CENTER LINE STATIONING				
TOWNSHIP : 20 N.		DEED RECORD 1986, PG. 0549, DATED 12/13/86				
RANGE : 9 E.						

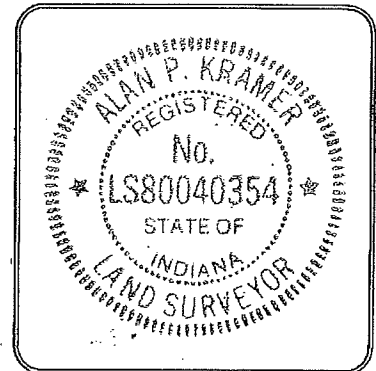
NOTE: DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORDED DOCUMENTS

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SURVEYOR STATEMENT

To the best of my knowledge and belief, this plat, together with the 'Location Control Route Survey Plat' recorded as Instr. No. 2002-03122 in the Office of the Recorder of Delaware County, Indiana (incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12, ("Rule 12").



Alan P. Kramer 12-14-05

Alan P. Kramer

DOCUMENTATION - Existing R/W
The apparent existing boundary of S.R. 32
was established from D.R. 1986, Pg. 0549

PARCEL NO. : 57	OWNER : WALLEN, JIMMIE WAYNE	CHECKED BY: GL SMITH	8/24/04
PROJECT NO. : STP-M710(003)	DRAWN BY: AM SHELTON	8/10/04	CODE NO. : 4334
ROAD NAME : S.R. 32	NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES.		
COUNTY : DELAWARE			
SECTION : 14			
TOWNSHIP : 20 N.			
RANGE : 9 E.			