

Parcel: 30-01-25-200-022.000-018

Cross Reference:

### QUITCLAIM DEED

THIS INDENTURE WITNESSETH, that McCordsville Redevelopment Commission, an Indiana political subdivision ("Grantor"), hereby QUITCLAIMS to Town of McCordsville, an Indiana political subdivision ("Grantee") for Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, certain real estate located in Hancock County, State of Indiana, more particularly described on Exhibit A attached hereto and made a part hereof (the "Real Estate");

TOGETHER WITH any, and singular, the easements, improvements, hereditaments, and appurtenances thereunto belonging or appertaining, and any of the estate, right, title, and interest, whatsoever of Grantor, either in law or in equity, of, in and to the above-described Real Estate;

AND SUBJECT TO: (A) easements, covenants, restrictions, agreements, rights-of-way and other matters of record; (B) all current real estate taxes and assessments not delinquent and all subsequent real estate taxes and assessments; (C) all documents and matters of record, (D) matters which would be disclosed by an accurate survey and inspection of the Real Estate.

The undersigned person executing this Quitclaim Deed on behalf of Grantor represents and certifies that he/she is duly authorized by the Grantor and has been fully empowered, by proper resolution of the McCordsville Redevelopment Commission, to execute and deliver this Quitclaim Deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 6<sup>th</sup> day of February 2024.

"Grantor" McCordsville Redevelopment Commission

By: \_\_\_\_\_  
Alex Jordan, President

[illegible]

Before me, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_, who acknowledged the execution of the foregoing Quitclaim Deed for and on behalf of Grantor.

Witness my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public – Signature

Notary Public – Printed Name

My Commission Expires: \_\_\_\_\_

My County of Residence: \_\_\_\_\_

Send Tax bills to Grantee at: 6280 W 800 N, McCordsville, Indiana 46055

Return After Recording to Grantee at: 6280 W 800 N, McCordsville, Indiana 46055

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. Cameron G. Starnes

This instrument was prepared by Cameron G. Starnes, Taft Stettinius & Hollister LLP, One Indiana Square, Suite 3500, Indianapolis, IN 46204.

Exhibit A

Legal Description of the Real Estate

**Tract One: (Land Description)**

**A part of the Southeast Quarter of the Northwest Quarter of Section 25, Township 17 North, Range 5 East, Vernon Township, Hancock County, Indiana, also being a portion of the tract of land granted to James S. and Barbara Anne Thomas ("Thomas Tract"), recorded as Instrument Number 201509052 in the Office of the Recorder of Hancock County, Indiana, more particularly described as follows:**

**BEGINNING at the Southwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 25, Township 17 North, Range 5 East (the following two (2) courses are along said Thomas Tract); (one) thence North 00 degrees 08 minutes 02 seconds East (Basis of Bearings: Indiana State Plane, East Zone, NAD 83) 1314.89 feet along the eastern line of the Secondary Plat of McCord Square (recorded as Instrument Number 202211264 in said Recorder's Office) coincident with the West Line of said Southeast Quarter-Quarter to the Northwest Corner thereof; (two) thence North 88 degrees 13 minutes 39 seconds East 95.05 feet along the North Line of said Southeast Quarter-Quarter to a point lying 95.00 feet, measured**

easterly in a perpendicular direction, from said West Line; thence South 00 degrees 08 minutes 02 seconds West 1315.17 feet parallel with said West Line to the South Line of said Southeast Quarter-Quarter common with the southern line of said Thomas Tract; thence South 88 degrees 23 minutes 58 seconds West 95.04 feet along said southern common line to the POINT OF BEGINNING, containing 124,927.7 square feet (2.868 acres), more or less.

**Tract Two: (Right of Way Land Description)**

A part of the Southeast Quarter of the Northwest Quarter of Section 25, Township 17 North, Range 5 East, Vernon Township, Hancock County, Indiana, also being a portion of the tract of land granted to James S. and Barbara Anne Thomas ("Thomas Tract"), recorded as Instrument Number 201509052 in the Office of the Recorder of Hancock County, Indiana, more particularly described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 25, Township 17 North, Range 5 East, common with the southwestern corner of said Thomas Tract; thence North 88 degrees 23 minutes 58 seconds East (Basis of Bearings: Indiana State Plane, East Zone, NAD 83) 95.04 feet along the South Line of said Southeast Quarter-Quarter coincident with the southern line of said Thomas Tract to a point lying 95.00 feet, measured easterly in a perpendicular direction, from the West Line of said Southeast Quarter-Quarter, said point being the POINT OF BEGINNING of this description; thence North 00 degrees 08 minutes 02 seconds East 40.02 feet parallel with said West Line to a point lying 40.00 feet, measured northerly in a perpendicular direction, from said South Line; thence North 88 degrees 23 minutes 58 seconds East 251.27 feet parallel with said South Line; thence South 01 degrees 36 minutes 02 seconds East 40.00 feet perpendicular to said South Line to a point thereon; thence South 88 degrees 23 minutes 58 seconds West 252.48 feet along said South Line coincident with the southern line of said Thomas Tract to the POINT OF BEGINNING, containing 10,074.9 square feet (0.231 acres), more or less.