

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER:

MAR 24 2008

LAGRANGE COUNTY AUDITOR *KB*



* 0 8 0 3 0 4 2 5 3 *

08030425

SHARON E. MARTIN
LAGRANGE COUNTY RECORDER
RECORDED ON

03/24/2008 10:35:47AM

REC FEE: \$20.00

PAGES: 3

THIS FORM HAS BEEN PREPARED FOR USE IN THE STATE OF INDIANA BY LAWYERS ONLY. SELECTING A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTING SPECIAL CLAUSES MAY CONSTITUTE THE PRACTICE OF LAW, WHICH SHOULD BE PERFORMED ONLY BY A LAWYER.

Mail tax bills to:

*203 W. Spring
LaGrange IN 46761*

WARRANTY DEED

THIS INDENTURE WITNESSETH, That **TOWN OF TOPEKA**
of LaGrange County in the State of Indiana

("Grantors")

CONVEYS AND WARRANTS TO **LAGRANGE COUNTY PUBLIC LIBRARY**
of LaGrange County in the State of Indiana

("Grantees")

In consideration of One Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LaGrange County, in the State of Indiana:

(See Attached Exhibit "A")

Dated this *10th* day of *March*, 2008.

TOWN OF TOPEKA

By: *Yvonne Eash*
Yvonne Eash, President

Attest:

DeWayne Bontrager
DeWayne Bontrager, Clerk-Treasurer

LEGAL DESCRIPTION

Exhibit "A"

Part of the Southeast Quarter of Section 25, Township 36 North, Range 8 East, in the Town of Topeka, LaGrange County, Indiana, bounded as follows:

Commencing at the southeast corner of said Southeast Quarter; thence North 0° 01' East (basis of bearing) along the east line of said section 239.50 feet to the true point of beginning; thence continuing North 0° 01' East 159.50 feet along said east line; thence North 90° 00' West 220.00 feet to a rebar; thence South 0° 01' West 46.42 feet; thence North 88° 39' East 55.0 feet to a rebar; thence South 0° 01' West 66.4 feet; thence North 90° 00' East 8.0 feet to a rebar; thence South 0° 01' West 48.00 feet to a rebar; thence North 90° 00' East 157.00 feet back to the point of beginning. The above described tract contains 0.354 acre. Subject to legal highway rights-of-way.



Subject to all easements, assessments, highways, restrictions, and other limitations of record, or claims of easements not shown by the public records.

Subject to taxes prorated to date of closing.

STATE OF INDIANA COUNTY OF LAGRANGE, SS:

Before me, the undersigned, a Notary Public in and for said county and State, this 10 day of March, 2008, personally appeared: Town of Topeka, by Yvonne Eash, President, and DeWayne Bontrager, Clerk-Treasurer, and acknowledged the execution of the foregoing deed.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.


Notary Public  Co., IN
Resident of _____
Commission Expires: _____

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. Bill D. Eberhard, Jr.

Prepared by: Bill D. Eberhard, Jr., Attorney at Law, Eberhard & Gastineau, P.C., 115 South Detroit Street, LaGrange, IN 46761, (260) 463-7154

NOTE: NO CLAIMS WILL BE APPROVED FOR PAYMENT UNLESS ORIGINAL COPY OF THIS ORDER OR THE P.O. NUMBER IS MADE A PART OF THE VOUCHER.

PURCHASE ORDER

TOWN OF TOPEKA

P.O. BOX 127 TOPEKA, IN. 46571
PHONE (219) 593-2300

P.O. GEN07100

This Number Must be on Invoice, Voucher and Delivery Memos.

DATE December 12, 2007

TO ADDRESS

LaGrange County Library
203 West Spring St.

CITY

LaGrange, IN 46761

SHIP TO

SHIP VIA

DEPT.

REQ.

IN ACCORDANCE WITH BID AND CONTRACT DATED

If subject to discount please indicate on Invoice.

CHARGE TO APPROPRIATION FOR

APPROPRIATION NUMBER

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
----------	------	-------------	------------	--------

Real Estate 137 North Main St., Topeka, IN 46571

Per interlocal agreement September 10, 2007
for construction of library building
for amount mutually agreed

120,000.00

Ad in Call
3/20/2008
[Signature]

TOTAL AMOUNT OF ORDER ----- \$ 120,000.00

I HEREBY CERTIFY THAT THERE IS AN UNOBLIGATED BALANCE IN THIS APPROPRIATION SUFFICIENT TO PAY FOR THE ABOVE ORDER.

BILLING ON THIS ORDER MUST BE ACCORDING TO PRICES SHOWN ABOVE.

ORDERED BY [Signature]
Client Treasurer
TITLE

FEDERAL EXCISE TAX EXEMPT

35 6001213

STATE RETAIL TAX EXEMPT

CERTIFICATE NO. 3122247 001 7

Policy Number :
Commitment Number : 08030302

Continuation of Commitment Schedule A. Page 2

Situated in LaGrange County, State of Indiana, to-wit:

Part of the Southeast Quarter of Section 25, Township 36 North, Range 8 East, in the Town of Topeka, LaGrange County, Indiana, bounded as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence North 0 degrees 01 minutes East (basis of bearing) along the East line of said Section 239.50 feet to the true point of beginning; thence continuing North 0 degrees 01 minutes East 159.50 feet along said East line; thence North 90 degrees 00 minutes West 220.00 feet to a rebar; thence South 0 degrees 01 minutes West 46.42 feet; thence North 88 degrees 39 minutes East 55.00 feet to a rebar; thence South 0 degrees 01 minutes West 66.4 feet; thence North 90 degrees 00 minutes East 8.0 feet to a rebar; thence South 0 degrees 01 minutes West 48.00 feet to a rebar; thence North 90 degrees 00 minutes East 157.00 feet back to the point of beginning. The above tract contains 0.354 acres.

ARSENAL INSURANCE CORPORATION
COMMITMENT FOR TITLE INSURANCE No. 08030302
SCHEDULE A

1. Effective Date: March 20, 2008 @ 8:00 A.M.

2. Policy or Policies to be issued:

(ALTA OWNERS 2006)

(a) Form 1: OWNER'S POLICY OF TITLE INSURANCE AMOUNT \$ 120,000.00
Proposed Insured:

LaGrange County Public Library

(ALTA LOAN 92/2006)

(b) Form 2: LOAN POLICY OF TITLE INSURANCE AMOUNT \$
Proposed Insured:

Proposed Borrower:

(c) OTHER: AMOUNT \$
Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is: (Fee, leasehold, easement, etc. - identify or describe)

FEE SIMPLE

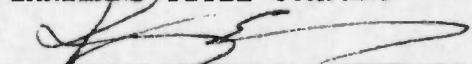
4. Title to said estate or interest in said land is at the effective date hereof vested in:

Town of Topeka

5. The land referred to in this Commitment is described as follows:

See Schedule A page 2 made a part hereof.

LAKELAND TITLE COMPANY


Authorized Officer or Agent

Lakeland Title Company

208 S. Detroit Street
LaGrange, IN 46761
(260) 463-5044

ARSENAL INSURANCE CORPORATION
COMMITMENT FOR TITLE INSURANCE No. 08030302
SCHEDULE B

The following requirements must be met:

- a. Pay the agreed amounts for the interest in the land or the mortgage to be insured.
- b. Pay us the premiums, fees and charges for policy.
- c. Documents satisfactory to us creating the interest in the land or the mortgage to be insured must be signed, delivered and recorded:

Warranty Deed from Town of Topeka to LaGrange County Public Library.

NOTE: Effective July 1, 1993, compliance with I.C. 6-1.1-5.5-1 et seq, and as amended, requires the filing of a sales disclosure form with the County Auditor, which must accompany the required deed/land contract of conveyance.

NOTE: As a result of I.C. 27-7-3.6-7, on all transactions closed after July 1, 2006 a \$5.00 DOI Funding Enforcement Fee will be collected from all parties for each policy issued. This Fee is non-waivable.

- d. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may make additional requirements or exceptions relating to the interest or the loan.
- e. Closing/Seller's Affidavit furnished to our office.

ARSENAL INSURANCE CORPORATION
COMMITMENT FOR TITLE INSURANCE No. 08030302
SCHEDULE B - SECTION II

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties other than Insured in actual possession of any or all of the property.
3. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.
4. Unfiled mechanics' or materialmen's liens.
5. All assessments and taxes due on 2006, and thereafter.

Taxes for 2006 due 2007 in the name of Town of Topeka, each installment \$0 May PAID Nov PAID Parcel #015-25400-95.

Assessed Valuation: Land \$12,400 Improvements \$0
Exemptions \$12,400 G

Annual assessment of \$5.00 for maintenance of John Barr Drain 2007, ID No. 77, PAID.

Annual assessment of \$5.00 for maintenance of I.C. Schrock Drain 2007, ID No. 36, PAID.

Taxes for 2006 due 2007 in the name of Stutzman, Gerald L. and Cheryl C., each installment \$485.90 May PAID Nov PAID Parcel #015-25400-59.

Assessed Valuation: Land \$10,300 Improvements \$94,500
Exemptions \$45,000 H / \$3,000 M

Annual assessment of \$5.00 for maintenance of John Barr Drain 2007, ID No. 77, PAID.

Annual assessment of \$10.00 for maintenance of I.C. Schrock Drain 2007, ID No. 36, PAID.

Taxes for 2006 due 2007 in the name of Town of Topeka, each installment \$0 May PAID Nov PAID Parcel #015-25400-56.

Assessed Valuation: Land \$8,100 Improvements \$0
Exemptions \$8,100 G

Annual assessment of \$5.00 for maintenance of John Barr Drain 2007, ID No. 77, PAID.

Annual assessment of \$5.00 for maintenance of I.C. Schrock Drain 2007, ID No. 36, PAID.

Policy Number :
Commitment Number : 08030302

Continuation of Commitment Schedule B - Section II. Page 2

Taxes for 2006 due 2007 in the name of Town of Topeka, each installment
\$0 May PAID Nov PAID Parcel #015-25400-55.
Assessed Valuation: Land \$8,300 Improvements \$0
Exemptions \$8,300 G

Annual assessment of \$5.00 for maintenance of John Barr Drain 2007, ID
No. 77, PAID.

Annual assessment of \$5.00 for maintenance of I.C. Schrock Drain 2007,
ID No. 36, PAID.

Taxes for 2006 due 2007 in the name of Town of Topeka, each installment
\$0 May PAID Nov PAID Parcel #015-25406-58.
Assessed Valuation: Land \$8,300 Improvements \$0
Exemptions \$8,300 G

Annual assessment of \$5.00 for maintenance of John Barr Drain 2007, ID
No. 77, PAID.

Annual assessment of \$5.00 for maintenance of I.C. Schrock Drain 2007,
ID No. 36, PAID.

The tax status is subject to change, therefore, we cannot guarantee the
accuracy of the taxes as reported.

6. 2007 taxes due and payable 2008 which became a lien on March 1, 2007 and
which are not yet due and payable.
7. Any governmental limitations or regulations respecting access to
abutting roads, streets or highways.
8. Any and all liens, assessments, impact fees and zoning ordinances, now
carried on the municipal records of the Town of Topeka, Indiana.

NOTE: THE ACREAGE SHOWN IN THE LEGAL DESCRIPTION IS FOR CONVENIENCE
ONLY AND SHOULD NOT BE CONSTRUED AS INSURING THE QUANTITY OF LAND SET
FORTH IN SAID DESCRIPTION.