

636099

MAIL TO:

Auditor's Record

Transfer No. _____

Taxing Unit _____

DATE _____

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

SCHOOL TOWN OF MUNSTER BLDG. CORP. of St. Joseph County, in (hereinafter)
 an Indiana Corporation the State of Indiana,
 called Grantor), CONVEYS AND WARRANTS TO FORT WAYNE NATIONAL BANK, Trustee,
 Fort Wayne, Indiana
 of Allen County, in the State of Indiana, (hereinafter
 called Grantee), for and in consideration of ONE (\$1.00) DOLLAR and other good and
 valuable consideration, the receipt whereof is hereby acknowledged, the following
 Real Estate in Lake County, in the State of Indiana, to-wit:

PARCELS 1 and 2 as recorded and described in Document #535099, recorded
 June 22, 1979, Plat Book 50, page 87, of the records of the Recorder of
 Lake County, Indiana.

PARCEL 1

That part of the Southeast Quarter of Section 13, Township 36 North, Range
 10 West of the 2nd P.M., Lake County, Indiana, more particularly described
 as follows: Commencing at the Southeast Corner of said Section 13; thence
 West 1358.29 ft., along the South line of said Section 13; thence North
 along the center line of Jackson Street, having a bearing of N-00°-00'-06"
 W., 322.11 ft., to a railroad spike; thence N 89°-20'-41" W, 701.502 ft.
 to a railroad spike set on the center line of Harrison Street; thence N
 00°-11'-19" E. along the center line of Harrison Street, 118.99 ft., thence S
 89°-49'-06"E, 238.77 ft., along the South line of a 20 ft. wide ingress-
 egress easement; thence N 00°-10'-54" E, 20.0 ft., to the point of beginning;
 thence continuing N 00°-10'-54" E, 116.67 ft., thence S 89°-49'-06"E
 40.72 ft., thence S 00°-10'-54" W, 64.00 ft., thence S 89°-49'06"E, 92.76
 ft., thence S 00°-10'-54" W, 52.67 ft., thence N 89-49'-06" W, 129.21 ft.;
 to the point of beginning.

32-96

JUL 13 12 06 PM '81
 WILLIAM BIELSKI JR
 RECORDER
 REGISTERED MAIL
 LAKE COUNTY INDIANA
 FILES FOR RECORD

DULY ENTERED FOR TAXATION

JUL 10 1981

John O. ...
 AUDITOR LAKE COUNTY

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PARCEL 2

That part of the Southeast Quarter of Section 13, Township 36 North, Range 10 West of the 2nd P.M., Lake County, Indiana, more particularly described as follows: Commencing at the Southeast Corner of said Section 13; thence West 1358.29 ft., along the South line of said Section 13; thence North along the center line of Jackson Street, having a bearing of N 00°-00'-06" W, 322.11 ft.; to a railroad spike; thence N 89°-20'-41" W, 701.502 ft., to a railroad spike set on the center line of Harrison Street; thence N 00°-11'-19" E., along the center line of Harrison Street, 118.99 ft.; thence S 89°-49'-06" E, 238.77 ft., along the South line of a 20 ft. wide ingress-egress Easement; thence N 00°-10'-54" E, 20.0 ft., to a point; thence S 89°-49'-06" E, 129.21 ft.; thence N 00°-10'-54" E, 181.07 ft., to the point of beginning; thence continuing N 00°-10'-54" E, 58.66 ft.; thence N 89°-49'-06" W, 46.50 ft.; thence N 00°-10'-54" E, 38.74 ft.; thence N 89°-49'-06" W, 80.00 ft.; thence S 00°-10'-54" W, 22.00 ft.; thence N 89°-49'-06" W, 34.79 ft., thence S 00°-10'-54" W, 52.15 ft., thence S 89°-49'-06" E, 104.79 ft., thence S 00°-10'-54" W, 27.50 ft., thence S 89°-49'-06" E, 9.50 ft.; thence N 00°-10'-54" E, 5.07 ft.; thence S 89°-49'-06" E, 36.00 ft.; thence S 00°-10'-54" W, 1.00 ft., thence S 89°-49'-06" E, 11.00 ft., to the point of beginning.

PARCEL A

A parcel of land in the Southeast Quarter of the Southeast Quarter of Section 19, Township 36 North, Range 9 West of the 2nd P.M., in Lake County, Indiana; commencing at the NE Corner of the SE 1/4 of the SE 1/4 of said Section 19; thence S 88°-56'-01" W along the North line of the SE 1/4 of the SE 1/4 of said Section 19, 197.67 ft.; thence S 00°-07'-15" E, 107.96 ft., to the corner of an existing wing wall; thence S 89°-36'-21" W, 5.88 ft., to the point of beginning; thence N 00°-23'-39" W, 19.00 ft., thence S 89°-36'-21" W, 69.32 ft., thence S 00°-23'-39" E, 19.00 ft., thence N 89°-36'-21" E, 30.00 ft., thence N 00°-23'-39" W, 4.18 ft., thence N 89°-25'-20" E, 9.32 ft., thence S 00°-23'-39" E, 4.21 feet; thence N 89°-36'-21" E, 30.00 ft., to the point of beginning.

PARCEL B

A parcel of land in the Southeast Quarter of the Southeast Quarter of Section 19, Township 36 North, Range 9 West of the 2nd P.M., in Lake County, Indiana; commencing at the NE Corner of the SE 1/4 of the SE 1/4 of said Section 19; thence S 88°-56'-01" W, along the North line of the SE 1/4 of the SE 1/4 of said Section 19, 197.67 ft.; thence S 00°-07'-15" E, 107.96 ft., to the corner of an existing wing wall; thence S 89°-36'-21" W, 35.88 ft.; thence N 00°-23'-39" W 4.21 ft.; thence S 89°-25'-20" W, 9.32 ft., thence S 00°-23'-39" E, 4.18 ft., thence S 89°-36'-21" W, 35.18 ft.; thence S 00°-23'-39" E, 1.00 ft.; thence N 89°-36'-21" E, 2.80 ft.; thence S 00°-23'-39" E, 170.80 ft.; thence S 89°-36'-21" W, 18.00 ft., thence N 00°-23'-39" W, 35.00 ft.; thence S 89°-36'-21" W, 0.67 ft., thence S 00°-23'-39" E, 3.30 ft.; thence S 89°-36'-21" W, 53.56 ft.; to the point of beginning; thence continuing S 89°-36'-21" W, 120.16 feet; thence S 00°-23'-39" E, 3.83 ft.; thence S 89°-36'-21" W, 9.60 ft.; thence N 00°-23'-39" W, 23.25 ft.; thence S 89°-36'-21" W, 37.50 ft.; thence N 00°-23'-39" W, 21.00 ft., thence N 89°-36'-21" E, 26.50 ft.; thence N 00°-23'-39" W, 24.50 ft., thence N 89°-36'-21" E, 115.08 ft.; thence S 00°-23'-39" E, 38.80 ft.; thence N 89°-36'-21" E, 25.67 ft.; thence S 00°-23'-39" E, 30.46 ft. to the point of beginning.

PARCEL C

A parcel of land in the Southeast Quarter of the Southeast Quarter of Section 19, Township 36 North, Range 9 West of the 2nd P.M., in Lake County, Indiana; commencing at the NE Corner of the Southeast Quarter of the Southeast Quarter of said Section 19; thence S $00^{\circ}-28'-58''$ E, along the East line of the Southeast Quarter of the Southeast Quarter of said Section 19, 353.18 ft.; thence S $89^{\circ}-36'-21''$ W, 203.62 ft., to an existing exterior wall corner; thence continuing S $89^{\circ}-36'-21''$ W, 17.50 ft., to the point of beginning; thence S $00^{\circ}-23'39''$ E, 17.46 feet.; thence S $89^{\circ}-36'-21''$ W, 23.25 ft.; thence S $00^{\circ}-23'39''$ E, 27.17 ft.; thence S $89^{\circ}-36'-21''$ W, 78.0 ft.; thence N $00^{\circ}-23'39''$ W, 72.04 ft.; thence N $89^{\circ}-36'-21''$ E, 35.57 ft.; thence N $00^{\circ}-23'39''$ W, 27.09 ft.; thence N $89^{\circ}-36'-21''$ E, 31.85 ft.; thence S $00^{\circ}-23'-39''$ E, 54.50 ft.; thence N $89^{\circ}-36'-21''$ E, 37.75 ft., to the point of beginning.

PARCELS 3, 4, 5 and 9 as recorded and described in Document #535100, recorded June 22, 1979, Plat Book 50, page 86, of the records of the Recorder of Lake County, Indiana.

PARCEL 3

A part of the South half of the Southwest Quarter of Section 19, Township 36 North, Range 9 West of the Second Principal Meridian, in the Town of Munster, Lake County, Indiana, described as follows: Commencing at the Southwest Corner of said Section 19; thence N $88^{\circ}-43'07''$ E, along the South line of said Section 19, 953.25 ft.; to a point, said point being 128.04 ft., West of the North and South center line of the Southwest Quarter of said Section 19; thence N $00^{\circ}-56'16''$ E, along a line which is parallel to and 128.04 ft. West of said North and South centerline 757.0 ft.; thence East along a line being 757.0 ft. North of and parallel to the South line of said Section 19, 189.0 ft., more or less, to the existing East exterior wall line of Munster High School; thence North, along the existing East exterior wall line, 110 ft., to the point of beginning; thence Northeast, North and Northwest, along a curved exterior wall, concaved to the West, having a radius of 145 feet., and an arc length of 339.45 ft.; more or less, to an exterior wall corner; thence Northeasterly along an existing exterior wall line 25.47 ft., more or less, to an existing wall corner; thence North, along an existing exterior wall, 3.30 ft., more or less, to an existing exterior wall corner; thence East, along an existing exterior wall line 111.67 ft., more or less, to an existing exterior wall corner; thence South, along an existing exterior wall line 70.63 ft., more or less, to an existing exterior wall corner; thence West, along an existing exterior wall line, 12.05 ft., more or less, to an existing exterior wall corner; thence North, along an existing exterior wall line, 4.42 ft., more or less, to an existing wall corner; thence West, along an existing exterior wall line, 1.00 ft., more or less, to an existing exterior wall corner; thence South along an existing exterior wall line 4.04 ft., more or less, to an existing exterior wall corner; thence East, along an existing exterior wall line 1.00 ft., more or less, to an existing exterior wall corner; thence Southeasterly 19 ft., along an existing curved exterior wall, concaved to the Northeast, to a point of non-tangency; thence South 166 ft.; thence East 28.0 ft.; thence South 166 ft.; thence East 21 ft.; thence South 48 ft., more or less, to an existing exterior wall line; thence West, along an existing exterior wall line, 215.49 ft., to an existing exterior wall corner; thence South, along an existing exterior wall line, 46.59 ft., more or less, to an existing exterior wall corner; thence West along an existing exterior wall line, 31.52 ft., to an existing exterior wall corner; thence North, along an existing exterior wall line, 232.98 ft.; more or less, to the point of beginning.

PARCEL 4

A part of the South half of the Southwest Quarter of Section 19, Township 36 North, Range 9 West of the Second Principal Meridian, in the Town of Munster, Lake County, Indiana, described as follows: Commencing at the SW Corner of said Section 19; thence N $88^{\circ}-43'-07''$ E, along the South line of said Section 19, 953.25 ft., to a point, said point being 128.04 ft. West of the North and South center line of the Southwest Quarter of said Section 19; thence N $00^{\circ}-56'-16''$ E, 797.00 ft.; to the point of beginning; thence East 67 ft., to a point on the existing exterior wall of Munster High School; thence South along an existing exterior wall, 125 ft.; thence West 67 ft., thence North and parallel to the existing exterior wall line 125 feet., to the point of beginning.

PARCEL 5

A part of the South half of the Southwest Quarter of Section 19, Township 36 North, Range 9 West of the Second Principal Meridian, in the Town of Munster, Lake County, Indiana, described as follows: Commencing at the SW Corner of said Section 19; thence N $88^{\circ}-43'-07''$ E, along the South line of said Section 19, 953.25 ft., to a point, said point being 128.04 ft. West of the North and South center line of the Southwest Quarter of said Section 19; thence N $00^{\circ}-56'-16''$ E, 1331.43 ft., to a found iron pipe; thence N $88^{\circ}-33'-43''$ E, 259 ft., to a point intersecting with an existing exterior West wall line of Munster High School; thence South along aforesaid projected wall line, 127.52 ft., to the point of beginning; thence continuing South along existing exterior wall line, 17 ft.; to an existing exterior wall corner; thence West, along an existing exterior wall line 15.47 ft., more or less, to an existing exterior wall corner; thence South, along an existing exterior wall line, 46.0 ft., more or less, to an existing exterior wall corner; thence west, along an existing exterior wall line, 15.50 ft., more or less, to an existing exterior wall corner, thence Southwesterly along an existing exterior wall line 7.64 ft., more or less, to an existing exterior wall corner; thence Northwesterly, along an existing curved exterior wall, concaved to the Southwest, having a radius of 145 ft., an arc length of 55.33 ft., thence Northeasterly along a line, deflected to the right of a radial line, $15^{\circ}-38'-32''$, 19 ft., thence deflected to the right $37^{\circ}-22'-00''$, 69.20 ft.; thence East, 21 ft., to the point of beginning.

PARCEL 9

A part of the South half of the Southwest Quarter of Section 19, Township 36 North, Range 9 West of the Second Principal Meridian, in the Town of Munster, Lake County, Indiana, described as follows: Commencing at the SW Corner of said Section 19; thence N 88°-43'07" E, along the South line of said Section 19, 1,469.73 ft., to a point intersecting the existing center line of Columbia Avenue; thence N 17°-09'-38" E, 569.5 ft.; thence S 88°-09'-16" W, 127.47 ft., to the point of beginning; thence continuing S 88°-09'-16" W, 110.50 ft., more or less, to a point on the existing exterior wall line of Munster High School; thence N 01°-50'-44" W, along the existing exterior wall line, 47 ft., to an existing exterior wall corner; thence N 88°-09'-16" E along an existing exterior wall line, 110.50 ft.; thence S 01°-50'-44" E, 47 ft., to the point of beginning.

The following described real estate as recorded and described in Document #535101, Plat Book 50, Page 88, of the records of the Recorder of Lake County, Indiana, to-wit:

A part of the Northeast Quarter of the Southwest Quarter of Section 19, Township 36 North, Range 9 West of the 2nd Principal Meridian, more particularly described as follows: Commencing at the existing intersection of Columbia Avenue and the center line of 35th Street; thence S 88°-33'-43" W, 31.57 ft., to a point on the Westerly right of way line of Columbia Avenue; thence N 16°-43'-16" E, along the Westerly right of way line of Columbia Avenue, 912.68 feet.; thence N 73°-16'-44" W, 34.0 ft., to the point of beginning; thence continuing N 73°-16'-44" W, 43.15 feet; thence S 16°-43'-16" W, 20.67 feet; thence N 73°-16'-44" W, 88.18 feet.; thence N 16°-43'-16" E, 104.67 ft.; thence S 73°-16'-44" E, 102.66 ft.; thence S 16°-43'-16" W, 13.33 ft.; thence S 73°-16'-44" E, 28.67 ft.; thence S 16°-43'-16" W, 70.67 ft., to the point of beginning.

Grantor certifies that no Indiana Gross Income Taxes are due and payable by virtue of this conveyance.

The undersigned persons executing this Deed on behalf of Grantor represent and certify that they are the duly elected officers of the Grantor and have been fully empowered by proper resolution to execute and deliver this Deed; that Grantor has full capacity to convey the real estate hereby conveyed and that all necessary action for the making of such conveyance has been taken and done.

The undersigned further certify that this conveyance is made in conjunction with the building and leasing of a new school building, or buildings, and school building addition, or additions, pursuant to the provisions of Chapter 275, Acts of the Indiana General Assembly for the year 1957.

IN WITNESS WHEREOF, SCHOOL TOWN OF MUNSTER BLDG. CORP. has caused this Deed to be executed in its name and on its behalf by its duly elected President and Secretary;

this 15th day of September, 1979.

SCHOOL TOWN OF MUNSTER BLDG. CORP.

By:

James F. Keil
James F. Keil, President

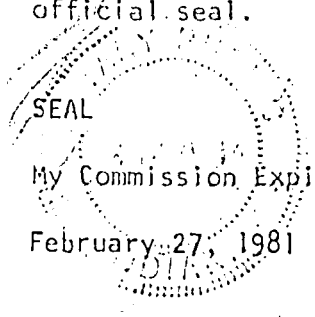
By:

Anne D. Kwasny
Anne D. Kwasny, Secretary

STATE OF INDIANA)
) SS:
ST. JOSEPH COUNTY)

Before me, the undersigned, a Notary Public, in and for said County and State, this 15th day of September, 1979, personally appeared JAMES F. KEIL and ANNE D. KWASNY, personally known to me to be the President and Secretary, respectively, of SCHOOL TOWN OF MUNSTER BLDG., CORP., and stated under oath that the foregoing representations and certifications are true in fact, and acknowledged the execution of the foregoing Deed for and on behalf of said Grantor.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



Mary T. Szalay

Mary T. Szalay Notary Public
Residing in St. Joseph County

This instrument was prepared by:

JOHN P. GOURLEY, Attorney-at-Law
3606 East Jefferson Boulevard
South Bend, Indiana 46615
Telephone: (219) 232-3395