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EASEMENT

THIS AGREEMENT, entered into this 25th day of March, 1982, by and between DALE W. LAMBERT and GRETA S. LAMBERT, husband and wife, hereinafter referred to as "Grantors" and LUCILE SHEAKS, hereinafter referred to as "Grantee",

WITNESSETH:

WHEREAS, the parties entered into a contract for the conditional sale of real estate on the 23rd day of April, 1975 for the following described real estate located in Lake County, Indiana:

The Northwest Quarter of the Southwest Quarter of Section 13 and the South Half of the Southwest Quarter of the Northwest Quarter of Section 13, all in Township 34 North, Range 9 West of the Second Principal Meridian, and the Southeast triangular corner 20 feet North and 20 feet West of Lot 172 of Pon and Co's Woodland Estates, all located in Lake County, Indiana.

; and

WHEREAS, the Grantee owns land adjacent to the land being sold under the contract for the conditional sale of real estate; and

WHEREAS, the contract for the conditional sale of real estate provided for the deeding of portions of said real estate contained in said agreement at different intervals as payments are made; and

WHEREAS, the deeding of a portion of the real property shall cause a portion of the remaining property not deeded to be without a means of access; and

WHEREAS, the parties are desirous of providing a means of ingress and egress to the real property remaining undeeded until such time as all the land subject to the contract for the conditional sale of real estate is deeded to the Lamberts.

NOW, THEREFORE, IN CONSIDERATION OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE PARTIES AGREE AS FOLLOWS:

1. Dale W. Lambert and Greta S. Lambert hereby grant to Lucile

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
APR 5 11 23 AM '82  
WILLIAM BEBELSKI JR.  
RECORDER

**FILED**

APR 5 1982

*Lucile S. Sheaks*  
AUDITOR LAKE COUNTY

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Sheaks an easement over the following described real estate located in Lake County, Indiana, more particularly described as follows:

The South 20 feet of the West 715 feet of the Northwest Quarter of the Southwest Quarter of Section 13, Township 34 North, Range 9 West of the Second Principal Meridian; and the Southeast triangular corner of Lot 172 of Pon and Company's Woodland Estates Addition as shown in Plat Book 24, page 81 in the Office of the Recorder of Lake County, Indiana described as commencing at the Southeast corner of said Lot 172; thence West along the South line of said lot, 20 feet; thence Northeasterly to a point on the East line of said lot, 20 feet North of the Southeast corner of said lot; thence South 20 feet to the place of beginning; and the North 165 feet of the East 20 feet of the Southeast Quarter of the Southeast Quarter of Section 14, Township 34 North, Range 9 West of the Second Principal Meridian, all of said property which is located in Lake County, Indiana.

2. Said easement shall be for the sole purpose of ingress and egress to the following described real property:

The Northwest Quarter of the Southwest Quarter of Section 13 and the South Half of the Southwest Quarter of the Northwest Quarter of Section 13 except the West 715 feet of the Northwest Quarter of the Southwest Quarter of Section 13 and the South Half of the Southwest Quarter of the Northwest Quarter of Section 13, all in Township 34 North, Range 9 West of the Second Principal Meridian in Lake County, Indiana.

3. This easement is given to avoid the possibility that the property described above in paragraph 2 will not have a means of access in the event the contract for the conditional sale of real estate is not completed and the property deeded to Dale W. Lambert and Greta S. Lambert. Upon the completion of the contract for the conditional sale of real estate and the deeding of the parcel described in paragraph 2, this easement shall automatically terminate and the Grantee agrees to execute a release or quit claim deed to show the formal extinguishment of said easement.

4. The easement and the covenants contained herein shall run with the land and shall be binding upon the parties, their assigns, heirs, personal representatives and successors.

IN WITNESS WHEREOF, the parties have hereunto attached their signatures on the day and year first written above.

  
DALE W. LAMBERT

  
GRETA S. LAMBERT

GRANTORS

Lucile Sheaks  
LUCILE SHEAKS

GRANTEE

STATE OF INDIANA, COUNTY OF LAKE, SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dale W. Lambert and Greta S. Lambert who acknowledged the execution of the above and foregoing Easement.

WITNESS my hand and Notarial Seal this 25 day of March, 1982.

Barbara J. Polen  
Notary Public BARBARA J. POLEN

My Commission Expires: July 16, 1985  
County of Residence of Notary Public: Lake

STATE OF INDIANA, COUNTY OF LAKE, SS::

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lucile Sheaks who acknowledged the execution of the above and foregoing Easement.

WITNESS my hand and Notarial Seal this 25 day of March, 1982.

Barbara J. Polen  
Notary Public BARBARA J. POLEN

My Commission Expires: July 16, 1985  
County of Residence of Notary Public: Lake

This instrument prepared by Herman Barber, Attorney at Law.