

798589

WARRANTY DEED

Charles Van Nedon
3/38
Lowell Dr

800898

THIS INDENTURE WITNESSETH That Buddy K. Duncan, of Lake County, in the State of Indiana,

CONVEYS AND WARRANTS to Nadine E. Bognar, 31 Moffett Street, P.O. Box 13566, Pittsburgh, Pennsylvania 15243, of Allegheny County, in the State of Pennsylvania, for the sum of

TEN AND NO/100-----DOLLARS,

the following described REAL ESTATE in Lake County, in the State of Indiana, to-wit:

A tract of land being part of the West half of Section 34, Township 32 North, Range 9 West of the Second Principal Meridian in West Creek Township, Lake County, Indiana, described as follows: Beginning at a point on the North line of the Southwest Quarter of the Northwest Quarter of said Section 34 at a point 327.5 feet East of the centerline of the Main Track of the Danville Branch of the New York Central Railroad (said point being in the South line of South Street (now called 239th Avenue) as same was dedicated by the plat of Schneider, as same appears of record in Plat Book 5, page 16, in the Recorder's Office of Lake County, Indiana, said point also being the Northeast corner of 2.39 acre tract owned by Carb-Rite Company); thence continuing Eastward along the South line of 239th Avenue (formerly South Street) a distance of 158.90 feet to the intersection with the East line of Lot 9 in Block 6 of aforescribed original Town of Schneider projected Southerly; thence Southerly on the Southerly projection of the East line of said Lot 9, Block 6, Schneider, a distance of 1,326.43 feet more or less to the centerline of 241st Avenue (formerly called County Road A-12); thence Southwesterly along said centerline of 241st Avenue a distance of 397.4 feet more or less to a point on original East right of way line of New York Central Railroad, said point being 109.84 feet Northeasterly of the centerline of aforescribed main track of the Danville Branch of New York Central Railroad; thence Northerly along said original East right of way line of the New York Central Railroad a distance of 975.53 feet more or less to the Southwest corner of the aforescribed 2.39 acre tract owned by Carb-Rite Company; thence Easterly along the South line of said 2.39 acre tract a distance of 222.0 feet; thence Northerly along the Easterly line of said 2.39 acre tract a distance of 469.0 feet to the point of beginning, containing 9.725 acres.

SUBJECT TO:

- Easements or claims of easements not shown of record;
- Questions of survey;
- Taxes for the year 1985 payable in 1986. Key No. 1-38 (Tax Unit 10 and Key No. 2-5-~~X~~10 Unit 21.)
- Taxes or special assessments not shown as existing liens by the public records;
- Rights of way for drainage tiles, ditches, feeders and laterals, if any;
- Rights of way for any roads, highways, streets or alleys;
- Rights of the public and the government agencies having jurisdiction over roads in and to that part of the land lying within 241st Avenue;
- Railroad rights of way and any switch or spur tracks crossing the land;
- Easements for Fuller Ditch through premises in question.

APR 22 1985
DULY ENTERED FOR TAXATION

APR 25 1985

DULY ENTERED FOR TAXATION
MAR 21 1985
MUNICIPAL CLERK

New Key - 9.209 Ac
1-38-29
2-5-10
75 AC

Re - Recorded to show amount of acreage

1085
50
68
266

800000

WARRANTY DEED

100000

DATED this 16th day of February, 1985.

Buddy K. Duncan
Buddy K. Duncan

STATE OF INDIANA, COUNTY OF LAKE, SS:

Before me, a Notary Public in and for said County and State, personally appeared Buddy K. Duncan, who acknowledged the execution of the foregoing Warranty Deed to be his voluntary act and deed.

WITNESS my hand and notarial seal this 16th day of February, 1985.

My commission expires
January 6, 1989.

Charles E. Van Nada
Charles E. Van Nada Notary Public
Resident of Lake County, Indiana.

Prepared By Charles E. Van Nada