

W-3329-91

91023842

Tax Key No. 11-137-3

Parcel No. 17398

KNOW ALL MEN, that Charles D. Yates, Marilyn A. Yates

herein called "Grantor", in consideration of the sum of one dollar (\$1.00) and other valuable considerations, in hand paid to the Grantor, hereby grant to NORTHERN INDIANA PUBLIC SERVICE COMPANY, an Indiana corporation, and to Indiana Bell Telephone Company, a corporation, herein together called "Grantee", and to their successors and assigns, an easement, right and authority, from time to time, to install, construct, maintain, operate, repair, replace, renew and remove: (a) underground ducts and conduits; (b) underground wires, cables, conductors, manholes and other necessary appurtenances, in such underground ducts and conduits; (c) pads for transformers, with transformers located thereon; (d) markers and test terminals, where reasonably necessary in the sole judgment and discretion of Grantee herein together with all the rights and privileges necessary or convenient for the full enjoyment or use thereof, for the purposes herein described, including the right of ingress and egress to and from the strip of easement land, over adjoining lands of Grantor, and the right to trim, or at Grantee's option, to cut down and remove from the premises hereinafter described and from the adjoining lands of Grantor any trees or undergrowth, which may, in the sole judgment of Grantee, endanger the safety of, or interfere with the use or enjoyment of, any of Grantee's facilities arising from the growth of trees or underground root system including the right to clear and keep cleared such obstructions from the surface and subsurface as may be necessary for the installation and maintenance of such facilities, and to operate by means thereof one or more line or lines for the transmission, distribution and delivery of electrical energy and for the transmission, distribution and delivery of telephone communications to the public in general, to be used for light, heat, power, telephone and other purposes, and to lay, install, maintain, operate, repair, replace and renew gas mains and a line or lines of pipe, and additional gas mains and lines of pipe from time to time for the transportation and distribution of gas to the public in general, with all necessary and convenient equipment, facilities, service pipes, lines and connections therefor and to operate by means thereof a system for such transportation and distribution of gas to be used for light, heat, power, and other purposes in upon, along and over a strip of land or right of way situated in Section 25 Township 35 North, Range 9 West of the Second Principal Meridian, in the County of Lake, State of Indiana, describes as follows:

An easement ten (10) feet in width beginning at the South right-of-way line of 85th Avenue on the West line of Lot 3 in the Gatewood Acres Addition and found in Plat Book 35, Page 62 in the Office of the Recorder of Lake County, Indiana, thence East, lying South of, parallel and abutting the South right-of-way line of 85th Avenue for a distance of 20 feet. Also an easement ten (10) feet in width beginning 10 feet South of the South right-of-way line of 85th Avenue on the West line of said Lot 3, thence South, lying East of, parallel and abutting the West line of Lot 3 for a distance of 280 feet. See Deed Record 686611 for the description of the property.

FILED

MAY 17 1991

Anna N. Anton
AUDITOR LAKE COUNTY

STOP



STATE OF INDIANA/S.S. NO.
LAKE COUNTY
MAY 20 9 12 AM '91
ROBERT F. FREEMAN
RECORDER

Any underground facilities of the Grantee shall be at least 24 inches below the surface of the soil, at the surface now exists.

The Grantor reserves the use of the above described land not inconsistent with this grant, but no buildings or structures shall be placed on the right of way by Grantor.

The Grantee shall and will indemnify and save the Grantor harmless from and against any and all damage, injuries, losses, claims, demands or costs proximately caused by the fault, culpability, or negligence of the Grantee in the construction, erection, maintenance, operation, repair or renewal of said line or lines, cables, underground ducts or conduits, pads for transformers and transformers thereon, markers and test terminals, gas mains and pipes and structures and appurtenances connected therewith.

The undersigned Grantor hereby covenants to be the owner in fee simple of said real estate, lawfully seized thereof, with good right to grant and convey said easement herein, and guarantee the quiet possession thereof, that the said real estate is free from all encumbrances, and that the Grantor will warrant and defend the title to the said easement against all lawful claims.

These presents shall be inure to the benefit of and be binding upon the Grantor and successors and assigns of the Grantor, and upon the Grantee, their successors and assigns.

IN WITNESS WHEREOF, the Grantor has duly executed this instrument this 19TH day of APRIL, 19 91.

Charles D. Yates (SEAL)
Charles D. Yates (SEAL)
(SEAL)

Marilyn A. Yates (SEAL)
Marilyn A. Yates (SEAL)
(SEAL)

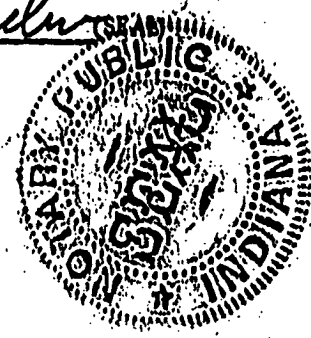
This instrument was prepared by D. E. Carden

STATE OF INDIANA)
) SS:
COUNTY OF Lake)

Personally appeared before me the undersigned, a Notary Public in and for said county and state
Charles D. & Marilyn A. Yates, who acknowledged the execution of the foregoing
instrument to be their voluntary act and deed.

WITNESS my hand and notarial seal this 19TH day of APRIL, 1991

Dwane E. Carden
Notary Public



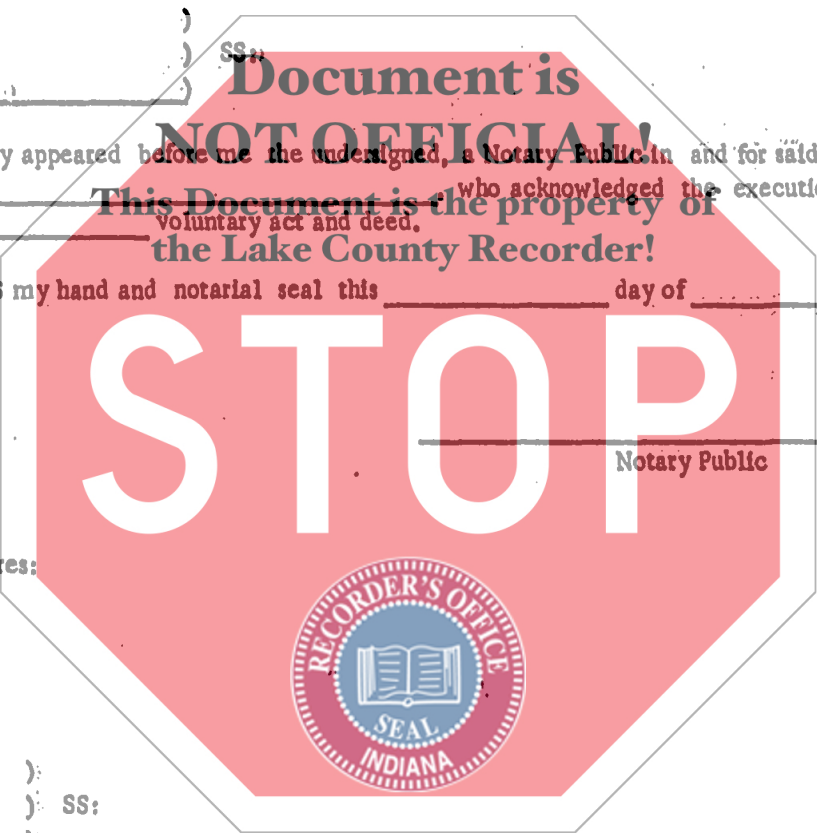
My Commission expires:

DWANE E. CARDEN
NOTARY PUBLIC, STATE OF INDIANA
LAKE COUNTY
MY COMMISSION EXP. JUNE 23, 1993

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Personally appeared before me the undersigned, a Notary Public in and for said county and state
_____ who acknowledged the execution of the foregoing
instrument to be _____ voluntary act and deed.

WITNESS my hand and notarial seal this _____ day of _____, 19____



Notary Public (SEAL)

My Commission expires:

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

TO BE REMEMBERED that on this _____ day of _____, 19____, before
me, a Notary Public in and for the County and State aforesaid, personally appeared _____
_____, and _____ of _____
_____ as aforesaid and said corporation, as the voluntary act
and deed of said corporation and of said officials for said corporation for the uses and purposes set forth.

WITNESS my hand and notarial seal the day and year first above written.

Notary Public (SEAL)

My Commission expires:

85TH AV

ST.

30'

175'

1110'

1/2

20'

Document is NOT OFFICIAL.

This Document is the property of the Lake County Recorder!

10' EASM.

C.D. YATES

5823

W. 85TH AV.

365-3396

STOP



630'

660'

1/2 BURR ST.



W 1/2 N.W. 1/4 SEC 25 T35N R9W

E 1/2 NW 1/4 SEC 25 T35N R9W

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