

First Group Engineering
5246 Hohman Ave
Hammond In 46320

95056415

95 SEP 20 AM 9:29

WARRANTY DEED

RECORDER

Project
Parcel
Page

STP-N791()
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1 of 2

THIS INDENTURE WITNESSETH, That

Charles E. Clayton and Anne E. Clayton, Co-Trustees, and
Successor Trustees of the Clayton Revocable Living Trust Agreement
dated September 3, 1992; and
Brenda Montalbano (contract purchaser's interest only)

of Lee and Lake County, in the State of Florida and Indiana Convey and Warrant to the
TOWN OF SCHERERVILLE for and in consideration of Six Thousand Four Hundred
No
100 Dollars, the receipt whereof is
hereby acknowledged, the following described Real Estate in Lake County in the State
of Indiana, to wit:

SPLIT FROM KEY 13-1-38

A part of the North 300 feet of the West 250 feet of the Northwest Quarter of the
Northwest Quarter of Section 4, Township 35 North, Range 9 West, Lake County, Indiana,
described as follows: Commencing at the northwest corner of said quarter-quarter section;
thence South 89 degrees 19 minutes 02 seconds East 66.00 feet along the north line of said
quarter-quarter section to the southwest corner of Section 33, Township 36 North, Range 9
West; thence South 89 degrees 26 minutes 45 seconds East 11.38 feet along said north line;
thence South 0 degrees 33 minutes 15 seconds West 40.00 feet to the south boundary of Main
Street and the point of beginning of this description; thence South 89 degrees 26 minutes
45 seconds East 45.45 feet along the boundary of said Main Street; thence South 69 degrees
48 minutes 29 seconds West 42.35 feet; thence South 58 degrees 14 minutes 52 seconds West
35.83 feet to the east boundary of U.S. 41 (also known as Indianapolis Boulevard); thence
North 0 degrees 23 minutes 43 seconds West 9.19 feet along said east boundary to the
southeastern boundary of the intersection of said Main Street and said U.S. 41; thence North
45 degrees 07 minutes 24 seconds East 35.03 feet along said southeastern boundary to the
point of beginning and containing 0.017 acres, more or less.

Also, an easement in and to the following-described real estate, to wit: A part of the
North 300 feet of the West 250 feet of the Northwest Quarter of the Northwest Quarter of
Section 4, Township 35 North, Range 9 West, Lake County, Indiana, described as follows:
Commencing at the northwest corner of said quarter-quarter section; thence South 89 degrees
19 minutes 02 seconds East 66.00 feet along the north line of said quarter-quarter section
to the southwest corner of Section 33, Township 36 North, Range 9 West; thence South 89
degrees 26 minutes 45 seconds East 11.38 feet along said north line; thence South 0 degrees
33 minutes 15 seconds West 40.00 feet to the south boundary of Main Street; thence South 89
degrees 26 minutes 45 seconds East 100.45 feet along the boundary of said Main Street to the
point of beginning of this description; thence continuing South 89 degrees 26 minutes 45
seconds East 73.04 feet along said boundary to the northeast corner of the owners' land;
thence South 0 degrees 36 minutes 32 seconds East 5.00 feet along the east line of the
owners' land; thence North 89 degrees 26 minutes 45 seconds West 73.14 feet parallel with the
north line of said quarter-quarter section; thence North 0 degrees 33 minutes 15 seconds East
5.00 feet to the point of beginning and containing 0.008 acres, more or less, for the purpose
of constructing a driveway for service to the owners' private property, which easement will
revert to the owners upon the completion of the above-designated project.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

SEP 20 1995

This Instrument Prepared by Stephen J. Klineman, Attorney at Law
Indianapolis, Indiana

SAM ORLICH
AUDITOR LAKE COUNTY

001259

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Land and improvements \$5,600.00, Damages \$800.00; Total consideration \$6,400.00

The grantor shall clear and convey free of all leases, licenses, or other interests both legal and equitable, and all encumbrances of any kind or character, in and under said land as conveyed.

It is understood between the parties hereto, and their successors in title, and made a covenant herein which shall run with the land, that all lands hereinbefore described (excepting any parcels specifically designated as easements or as temporary rights of way) are conveyed in fee simple and not merely for right of way purposes, and that no reversionary rights whatsoever are intended to remain in the grantor(s).

IN WITNESS WHEREOF, the said Clayton Revocable Living Trust and Brenda Montalbano have hereunto set their hands and seal, this 7th day of July 1995.
Clayton Revocable Living Trust (Seal) Brenda (Seal)
Charles E. Clayton, Trustee (Seal) Brenda Montalbano (Seal)
By: Brenda Montalbano (Contract) (Seal)
Charles E. Clayton, Trustee (Seal) Brenda Montalbano (Contract) (Seal)
By: Anne E. Clayton, Trustee (Seal) Anne E. Clayton, Trustee (Seal)
Anne E. Clayton, Trustee (Seal) Anne E. Clayton, Trustee (Seal)



STATE OF INDIANA, Lake County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 7th day of July, 1995; personally appeared the within named Charles E. Clayton and Anne E. Clayton, Co-Trustees of the Clayton Revocable Living Trust Grantor in the above conveyance, and acknowledged the same to be their voluntary act and deed, for the uses and purposes herein mentioned.

I have hereunto subscribed my name and affixed my official seal.
My Commission expires _____
County of Residence _____
STEPHEN J. KLINEMAN
NOTARY PUBLIC STATE OF INDIANA
MARION COUNTY
MY COMMISSION EXP. FEB. 1, 1996
Notary Public
Printed Name

STATE OF INDIANA, Lake County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 7th day of July, 1995; personally appeared the within named Brenda Montalbano Grantor in the above conveyance, and acknowledged the same to be her voluntary act and deed, for the uses and purposes herein mentioned.

I have hereunto subscribed my name and affixed my official seal.
My Commission expires _____
County of Residence _____
STEPHEN J. KLINEMAN
NOTARY PUBLIC STATE OF INDIANA
MARION COUNTY
MY COMMISSION EXP. FEB. 1, 1996
Notary Public
Printed Name

STATE OF INDIANA, _____ County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this _____ day of _____, 19____; personally appeared the within named _____ Grantor in the above conveyance, and acknowledged the same to be _____ voluntary act and deed, for the uses and purposes herein mentioned.

I have hereunto subscribed my name and affixed my official seal.
My Commission expires _____ Notary Public
County of Residence _____ Printed Name