

**EASEMENT FOR UNDERGROUND ELECTRICAL LINES, COMMUNICATION LINES, AND GAS MAINS**

E 38149

KNOW ALL MEN, that Vojin Karagic, Millie Karagic, George Gasich and Nena Gasich

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 16, Township 35 North, Range 9 West of the Second Principal Meridian, in the County of Lake, State of Indiana, describes as follows:

Two strips of land fifteen (15) feet wide, located in Outlot "A", Marat's Addition to the Town of Schererville, Lake County, Indiana, as recorded in liber 074, page 45, in the Office of the Recorder of Lake County, being described as follows:

The Fifteen (15) feet North of Lot Sixteen (16) extending from the West line of Outlot "A"

Also, the West Fifteen (15) feet of the Southerly Six (6) feet of Outlot "A".

Any underground facilities of the Grantee shall be at least 24 inches below the surface of the land, or at the surface if no 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 SEPTEMBER, 1995

Vojin Karagic (SEAL)  
Millie Karagic (SEAL)  
Millie Karagic (SEAL)

George Gasich (SEAL)  
George Gasich  
Nena Gasich (SEAL)  
Nena Gasich (SEAL)

This instrument was prepared by John R Henry.

13-575-31

96009137

**FILED**

96 FEB 12 AM 10:29

SAM ORLICH  
AUDITOR LAKE COUNTY

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

000291



# EXEMPT TRANSACTIONS

State Form 46327 (12-93)  
Prescribed by the State Board of Tax Commissioners 1993  
Pursuant to IC 6-1.1-5.5

## PRIVACY NOTICE

Notwithstanding IC 5-14-3, a sales disclosure form is not a public record and may only be used by the State Board of Tax Commissioners or persons acting on behalf of the State Board of Tax Commissioners.

### PART I - TO BE COMPLETED BY BUYER AND SELLER

GRANTOR Seller	First name <b>GEORGE</b>	M.I.	Last name <b>GASICH</b>
	Social Security number or Federal ID number (optional)		
Address (number and street) <b>8516 BARING AVE</b>		City, Town or Post Office <b>MUNSTER</b>	State <b>IN</b> ZIP code <b>46321</b>
GRANTEE Buyer	First name <b>NIPSCO</b>	M.I.	Last name
	Social Security number or Federal ID number (optional)		
Address (number and street) <b>5265 HOHMAN AVE</b>		City, Town or Post Office <b>HAMMOND</b>	State <b>IN</b> ZIP code <b>46320</b>
ADDRESS OF PROPERTY CONVEYED	Address (number and street) <b>OUTLOT "A" DIVAC DR</b>	City, Town or Post Office <b>SCHERERVILLE</b>	State <b>IN</b> ZIP code
	Parcel or Key number <b>MARAT'S ADDITION TO THE TOWN OF SCHERERVILLE</b>		<b>LIBER 074 PAGE 45</b>
	County <b>LAKE</b>	Township name <b>ST. JOHN</b>	
	Property class code (check one) <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Mineral <input type="checkbox"/> Agricultural <input type="checkbox"/> Other (specify) _____		

### EXEMPT TRANSACTIONS (see instructions below)

Does the transaction qualify as an exempt transaction?  Yes  No

If Yes, specify the number of the exemption from below and go to the signature section. Reason number: **11**

#### Exempt Transactions

If the document to be recorded clearly indicates that it is an exempt transaction, please certify that the transaction is exempt and provide the reason number.

- |  |  |
|--|--|
| 1. Security interest document such as mortgage and trust deeds   | 6. Quitclaim deeds not serving as a source of title  |
| 2. Leases that are for a term of less than ninety (90) years   | 7. Transfer for no consideration or gift   |
| 3. Document for compulsory transactions as a result of foreclosure or express threat of foreclosure, divorce, court order, condemnation or probate | 8. Documents involving the partition of land tenants in common, joint tenants or tenants by the entirety |
| 4. Transfer to a charity   | 9. Re-recording to correct prior recorded document.  |
| 5. Agreements and other documents for mergers, consolidations and incorporations involving solely nonlisted stock                                  | 10. Right-of-way grants for no consideration.  |
|  | 11. Easements with no transfer of title.   |

#### Signature and Verification Section

The parties to a real property conveyance document are required to file this form and attest in writing and under the penalties of perjury that the information contained herein is true and correct. A person who knowingly and intentionally falsifies any information required on this form commits a Class C misdemeanor.

Under Penalties of Perjury, I hereby certify that this Sales Disclosure, to the best of my knowledge and belief, is true, correct and complete as required by law, and is prepared in accordance with IC 6-1.1-5.5, "Real Property Sales Disclosure Act".

For an exempt transaction, only one signature (seller, buyer or either's representative) is required.

Signature of <sup>buyer</sup> seller or representative <i>Fuller Simmons</i> NIPSCO	Telephone number ( )	Date signed (month, day, year) <b>2-1-96</b>
Signature of buyer or representative	Telephone number ( )	Date signed (month, day, year)

### TO BE COMPLETED BY THE AUDITOR AND RECORDER

**FILED**

FEB 08 1996

**SAM ORLICH**  
AUDITOR LAKE COUNTY

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Personally appeared before me the undersigned, a Notary Public in and for said county and state  
NENA GASICH, GEORGE GASICH, VOJIN KARAGIC, MILLIE KARAGIC, 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 SEPTEMBER, 1995.

*Gloria Miller* (SEAL)  
GLORIA MILLER Notary Public

My Commission expires: 10-24-96  
LAKE CO. RESIDENT

STATE OF INDIANA )  
 ) SS:  
COUNTY OF )

Personally appeared before me the undersigned, a Notary Public in and for said county and state  
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:

Checked By John R. Henry  
Date January 31, 1996  
District Hammond  
Contract File No. 38149  
Change / cert. No. wo 50004-1