

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

96021161 WARRANTY DEED 96 APR - 3 PM 3:30

MARGARETTE OLE Project: HES-200-1(10)  
RECORDER Code: 2762  
Parcel: 4

THIS INDENTURE WITNESSETH, That Dale Sorrels (Adult, Male, Fee Owner) and Ishwar R. De Sai (Adult, Male, Contract Buyer)

of Lake County, in the State of \_\_\_\_\_  
Convey and Warrant to the STATE OF INDIANA for and in consideration of Eighteen Thousand Six Hundred Thirty and no/100 ----- (\$18,630.00) Dollars, the receipt whereof is hereby acknowledged, the following described Real Estate in Lake County in the State of Indiana, to wit:

SPLIT 13-112-33

A part of the East half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 35 North, Range 9 West, Lake County, Indiana, described as follows: Commencing at the northeast corner of said section; thence South 1 degree 08 minutes 12 seconds East 1720.45 feet along the east line of said section to the prolonged south line of the owner's land; thence North 89 degrees 48 minutes 26 seconds West 78.44 feet along said prolonged south line to the west boundary of U.S.R. 41 and the point of beginning of this description: thence North 89 degrees 48 minutes 26 seconds West 7.32 feet along the south line of the owner's land; thence North 4 degrees 07 minutes 02 seconds West 181.50 feet; thence North 14 degrees 12 minutes 23 seconds West 40.26 feet to the south boundary of Old Lincoln Highway (also known as Old U.S. Highway No. 30); thence South 89 degrees 49 minutes 30 seconds East 50.00 feet along the boundary of said Old Lincoln Highway to the west boundary of U.S.R. 41; thence South 0 degrees 10 minutes 30 seconds West 102.15 feet along the boundary of said U.S.R. 41; thence along said boundary Southerly 117.85 feet along an arc to the left and having a radius of 7,689.44 feet and subtended by a long chord having a bearing of South 0 degrees 15 minutes 51 seconds East and a length of 117.85 feet to the point of beginning and containing 0.078 acres, more or less.

Also, easements in and to the following-described parcels, to wit: A part of the East Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 35 North, Range 9 West, Lake County, Indiana, described as follows: Commencing at the northeast corner of said section; thence South 1 degree 08 minutes 12 seconds East 1720.45 feet along the east line of said section to the prolonged south line of the owner's land; thence North 89 degrees 48 minutes 26 seconds West 85.76 feet along said prolonged south line; thence North 4 degrees 07 minutes 02 seconds West 30.41 feet to the point of beginning of this description: thence South 89 degrees 31 minutes 25 seconds West 10.81 feet; thence North 0 degrees 17 minutes 20 seconds West 50.46 feet; thence North 89 degrees 53 minutes 55 seconds East 7.44 feet; thence South 4 degrees 07 minutes 02 seconds East 50.51 feet to the point of beginning and

Interests in land acquired  
for State Highway by  
Indiana Department of Transportation  
100 North Senate Avenue  
Indianapolis, IN 46204-2249

T. F. E.  
1/30/96

Paid by Warrant No. 14482229  
Dated 3/1/96

This Instrument Prepared By Paul G. Roland, Attorney at Law  
NOT-TAXABLE 129 E. Market Street/No. 1100  
Indianapolis, Indiana 46204

APR 02 1996

SAM ORLICH  
AUDITOR LAKE COUNTY

TRANSACTION EXEMPT FROM SALES  
DISCLOSURE REQUIREMENTS UNDER  
IC6-1.1-5.5

000204



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containing 0.011 acres, more or less; also, a part of the East Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 35 North, Range 9 West, Lake County, Indiana, described as follows: Commencing at the northeast corner of said section; thence South 1 degree 08 minutes 12 seconds East 1720.45 feet along the east line of said section to the prolonged south line of the owner's land; thence North 89 degrees 48 minutes 26 seconds West 85.76 feet along said prolonged south line; thence North 4 degrees 07 minutes 02 seconds West 126.35 feet to the point of beginning of this description: thence North 89 degrees 49 minutes 30 seconds West 14.13 feet; thence North 0 degrees 10 minutes 30 seconds East 55.00 feet; thence South 89 degrees 49 minutes 30 seconds East 10.00 feet; thence South 4 degrees 07 minutes 02 seconds East 55.15 feet to the point of beginning and containing 0.015 acres, more or less. Said easements are for the purpose of constructing driveways for service to the owner's private property, which easements will revert to the owner upon the completion of the above-designated project.

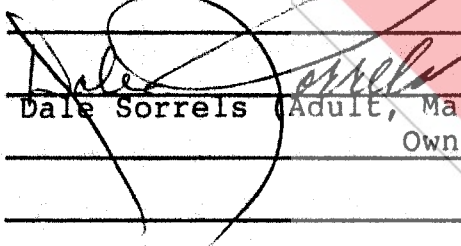
Land and improvements \$ 13,780.00, Damages \$ 4,850.00; Total consideration \$ 18,630.00

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 Grantors

have hereunto set their hands and seal, this 30th day of JANUARY 1996

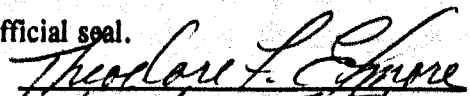
	(Seal)	(Seal)
Dale Sorrels (Adult, Male, Fee Owner)	(Seal)	Ishwar B. De Sai (Adult, Male, Contract Buyer) (Seal)
(Seal)	(Seal)	(Seal)
(Seal)	(Seal)	(Seal)

STATE OF INDIANA, Lake County, ss: Before me, the undersigned, a Notary Public in and for said County and State, this 30th day of JANUARY, A.D. 1996; personally appeared the within named Dale Sorrels (Adult, Male, Fee Owner)

Grantor \_\_\_\_\_ in the above conveyance, and acknowledged the same to be his voluntary act and deed, for the uses and purposes herein mention.

I have hereunto subscribed my name and affixed my official seal.

My Commission expires JANUARY 14, 2000  
 County of Residence Hendricks

 Notary Public  
Theodore F. Elmore Printed Name

46/E

STATE OF INDIANA,          Lake          County, ss: Before me, the undersigned, a Notary Public in and for said County and State, this 30th day of JANUARY, A.D. 1996; personally appeared the within named Ishwar B. De Sai (Adult, Male, Contract Buyer)

Grantor          in the above conveyance, and acknowledged the same to be his voluntary act and deed, for the uses and purposes herein mention.

I have hereunto subscribed my name and affixed my official seal.

My Commission expires JANUARY 14, 2000 Theodore F. Emore Notary Public  
County of Residence Hendricks Theodore F. Emore Printed Name

STATE OF INDIANA,          County, ss: Before me, the undersigned, a Notary Public in and for said County and State, this          day of         , A.D. 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 mention.

I have hereunto subscribed my name and affixed my official seal.

My Commission expires          Notary Public  
County of Residence          Printed Name

STATE OF INDIANA,          County, ss: Before me, the undersigned, a Notary Public in and for said County and State, this          day of         , A.D. 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 mention.

I have hereunto subscribed my name and affixed my official seal.

My Commission expires          Notary Public  
County of Residence          Printed Name

STATE OF INDIANA,          County, ss: Before me, the undersigned, a Notary Public in and for said County and State, this          day of         , A.D. 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 mention.

I have hereunto subscribed my name and affixed my official seal.

My Commission expires          Notary Public  
County of Residence          Printed Name

STATE OF INDIANA,          County, ss: Before me, the undersigned, a Notary Public in and for said County and State, this          day of         , A.D. 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 mention.

I have hereunto subscribed my name and affixed my official seal.

My Commission expires          Notary Public  
County of Residence          Printed Name

