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WARRANTY DEED

Project: HES-200-1(10)
Code: 2762
Parcel: 5

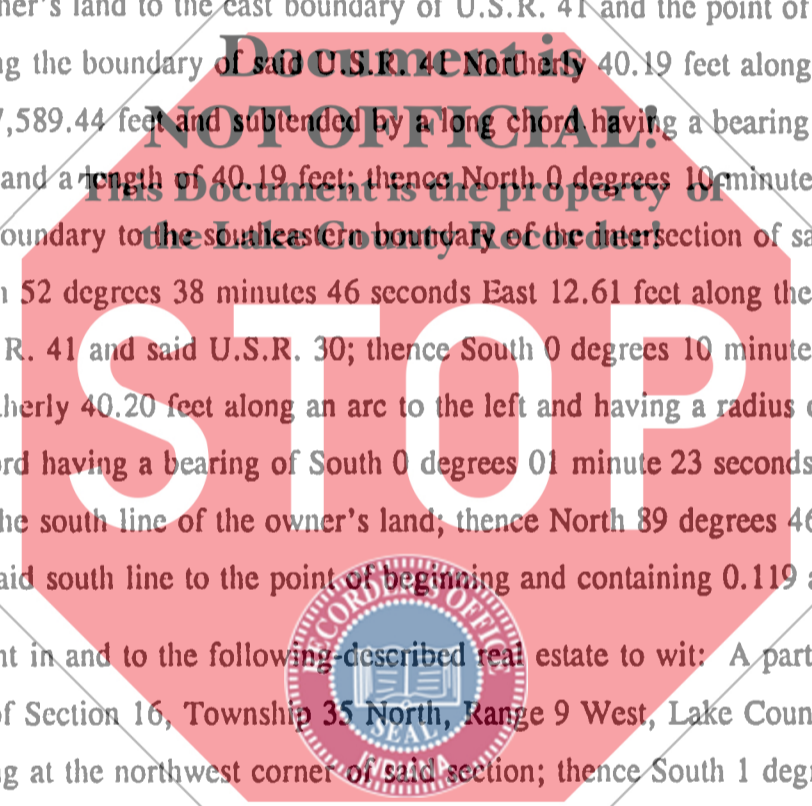
THIS INDENTURE WITNESSETH, That LAKE COUNTY TRUST COMPANY as Trustee of Trust no. 1435 dated September 11, 1968

of Lake County, in the State of Indiana
Convey and Warrant to the STATE OF INDIANA for and in consideration of Two Hundred Ninety Four Thousand Eight Hundred Sixty and no/100 (\$294,860.⁰⁰) Dollars, the receipt whereof is hereby acknowledged, the following described Real Estate in Lake County in the State of Indiana, to wit:

SPLIT KEY 13-8-21, 154

A part of the West Half of the Northwest Quarter of Section 16, Township 35 North, Range 9 West, Lake County, Indiana, described as follows: Commencing at the northwest corner of said section; thence South 1 degree 08 minutes 12 seconds East 1,642.73 feet along the west line of said section to the southwest corner of the owner's land; thence South 89 degrees 46 minutes 55 seconds East 22.54 feet along the south line of the owner's land to the east boundary of U.S.R. 41 and the point of beginning of this description: thence along the boundary of said U.S.R. 41 Northerly 40.19 feet along an arc to the right and having a radius of 7,589.44 feet and subtended by a long chord having a bearing of North 0 degrees 01 minute 24 seconds East and a length of 40.19 feet; thence North 0 degrees 10 minutes 30 seconds East 473.15 feet along said boundary to the southeastern boundary of the intersection of said U.S.R. 41 and U.S.R. 30; thence North 52 degrees 38 minutes 46 seconds East 12.61 feet along the boundary of the intersection of said U.S.R. 41 and said U.S.R. 30; thence South 0 degrees 10 minutes 30 seconds West 480.83 feet; thence Southerly 40.20 feet along an arc to the left and having a radius of 7,579.44 feet and subtended by a long chord having a bearing of South 0 degrees 01 minute 23 seconds West and a length of 40.20 feet to the south line of the owner's land; thence North 89 degrees 46 minutes 55 seconds West 10.00 feet along said south line to the point of beginning and containing 0.119 acres, more or less.

Also, an easement in and to the following described real estate to wit: A part of the West Half of the Northwest Quarter of Section 16, Township 35 North, Range 9 West, Lake County, Indiana, described as follows: Commencing at the northwest corner of said section; thence South 1 degree 08 minutes 12 seconds East 1,642.73 feet along the west line of said section to the southwest corner of the owner's land; thence South 89 degrees 46 minutes 55 seconds East 32.54 feet along the south line of the owner's land to the point of beginning of this description: thence Northerly 40.20 feet along an arc to right and having a radius of 7,579.44 feet and subtended by a long chord having a bearing of North 0 degrees 01 minute 23 seconds East and a length of 40.20 feet; thence North 0 degrees 10 minutes 30 seconds East 480.83 feet to



T.P.E.
8/2/96

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

Paid by Warrant No. 14780292-14780294
Date 8-29-96

96064399



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

SEP 23 1996

SAM ORLICH
AUDITOR LAKE COUNTY

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

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
96 SEP 27 AM 11:05
MAINTENANCE OF RECORDS
00106



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the southeastern boundary of the intersection of U.S.R. 41 and U.S.R. 30; thence North 52 degrees 38 minutes 46 seconds East 69.71 feet along the boundary of the intersection of said U.S.R. 41 and said U.S.R. 30 to the south boundary of U.S.R. 30; thence North 89 degrees 57 minutes 30 seconds East 25.83 feet along the boundary of said U.S.R. 30; thence South 77 degrees 32 minutes 20 seconds West 24.85 feet; thence South 52 degrees 40 minutes 01 second West 65.38 feet; thence South 0 degrees 10 minutes 30 seconds West 478.15 feet; thence Southerly 40.20 feet along an arc to the left and having a radius of 7,574.44 feet and subtended by a long chord having a bearing of South 0 degrees 01 minute 23 seconds West and a length of 40.20 feet to the south line of the owner's land; thence North 89 degrees 46 minutes 55 seconds West 5.00 feet along said south line to the point of beginning and containing 0.069 acres, more or less, for the purpose of curb construction, which easement will revert to the owner upon the completion of the above-designated project.

Subject to an easement for electric and communication lines, which easement was originally conveyed May 20, 1965, by Stephen Teibel, Marie Teibel, Martia Teibel and Lydia Teibel to Northern Indiana Public Service Company and Illinois Bell Telephone Company by virtue of an Easement recorded July 9, 1965, in Deed Record 924, page 62, in the Office of the Recorder of Lake County, Indiana.

Also, subject to an easement for a water line in favor of Schererville Public Works, Schererville, Indiana.

Also, subject to an easement for a gas line in favor of Northern Indiana Public Service Company.

Also, subject to an easement for an 8 inch sanitary sewer line in favor of Schererville Public Works, Schererville, Indiana.

Also, subject to an easement for a 15 inch sanitary sewer line in favor of Schererville Public Works, Schererville, Indiana.

Land and improvements \$28,610.00; Damages \$266,250.00; Total consideration \$294,860.00

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).

THE TRUSTEES COVENANT OF WARRANTY RELATES ONLY TO ACTS COMMITTED OR DONE BY SAID TRUSTEE
IN WITNESS WHEREOF, the said Grantor

has hereunto set its hand and seal, this 31st day of July 19 96

LAKE COUNTY TRUST COMPANY as Trustee of
Trust No. 1435 dated September 11, 1968

BY: Elaine M. Worstell
Elaine M. Worstell-Trust Officer

(Seal) _____ (Seal)
(Seal) _____ (Seal)
(Seal) _____ (Seal)
(Seal) _____ (Seal)

Attest: Sandra L. Stiglitz
Sandra L. Stiglitz-Asst. Sec.

