

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

99081162

99 OCT -4 AM 8:56

MORRIS W. CARTER  
RECORDER

# WARRANTY DEED

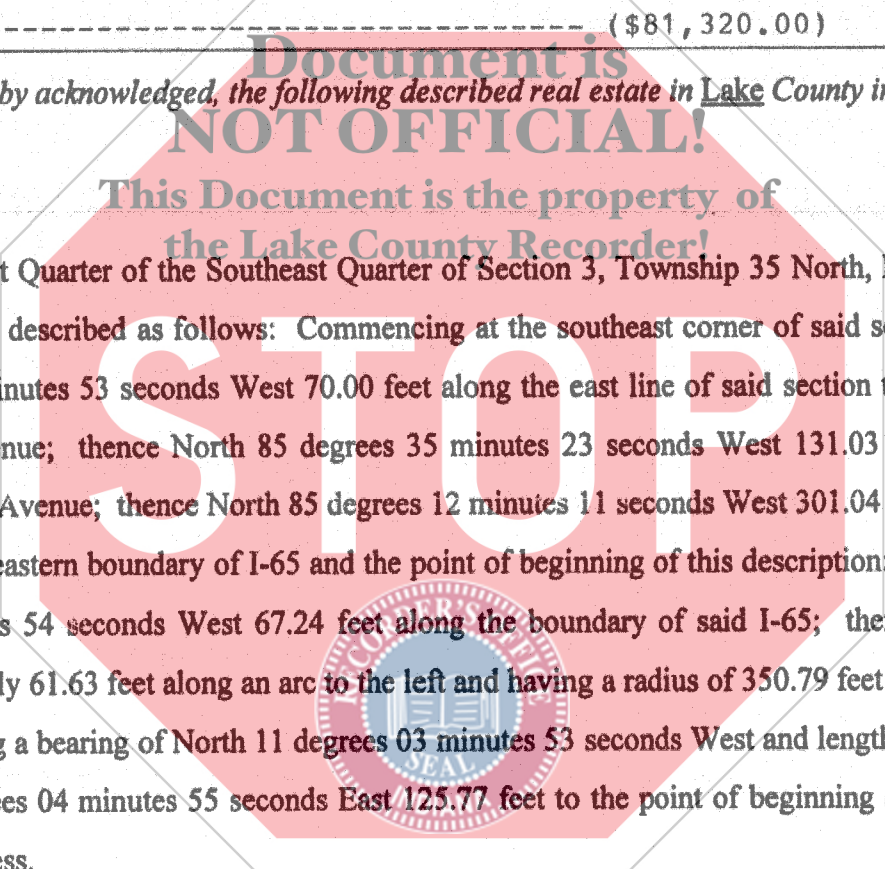
Project: STI-65-8(L)

Code: 2704 ✓

Parcel: 15 ✓

**THIS INDENTURE WITNESSETH, That J. B. SHAVER MOTORS, Inc. an Indiana Corporation n/k/a SHAVER MOTORS, Inc. an Indiana Corporation**

of Lake County, in the State of Indiana Convey and Warrant to the **STATE OF INDIANA** for and in consideration of Eighty One Thousand Three Hundred Twenty and no/100 ----- (\$81,320.00) Dollars, the receipt whereof is hereby acknowledged, the following described real estate in Lake County in the State of Indiana, to wit:



A part of the Southeast Quarter of the Southeast Quarter of Section 3, Township 35 North, Range 8 West, Lake County, Indiana, described as follows: Commencing at the southeast corner of said section; thence North 0 degrees 03 minutes 53 seconds West 70.00 feet along the east line of said section to the northern boundary of 61st Avenue; thence North 85 degrees 35 minutes 23 seconds West 131.03 feet along the boundary of said 61st Avenue; thence North 85 degrees 12 minutes 11 seconds West 301.04 feet along said boundary to the northeastern boundary of I-65 and the point of beginning of this description: thence North 35 degrees 58 minutes 54 seconds West 67.24 feet along the boundary of said I-65; thence along said boundary Northwesterly 61.63 feet along an arc to the left and having a radius of 350.79 feet and subtended by a long chord having a bearing of North 11 degrees 03 minutes 53 seconds West and length of 61.56 feet; thence South 24 degrees 04 minutes 55 seconds East 125.77 feet to the point of beginning and containing 0.019 acres, more or less.

*T.F.E.  
4/15/99*

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

Interests in land acquired  
for State Highway by the  
Indiana Department of Transportation  
Grantee mailing address:  
100 North Senate Avenue  
Indianapolis, IN 46204-2219  
I.C. 8-23-7-31

CH'D  
AK

Dana Childress-Jones  
Attorney at Law

This Instrument Prepared By \_\_\_\_\_  
Attorney at Law

Revised 6/06/97 mjc

## NOT-TAXABLE

SEP 20 1999

PETER BENJAMIN  
LAKE COUNTY AUDITOR

00600

*M/C*

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Also, a part of the Southeast Quarter of the Southeast Quarter of Section 3, Township 35 North, Range 8 West, Lake County, Indiana, described as follows: Commencing at the southeast corner of said section; thence North 0 degrees 03 minutes 53 seconds West 70.00 feet along the east line of said section to the northern boundary of 61st Avenue; thence North 85 degrees 35 minutes 23 seconds West 131.03 feet along the boundary of said 61st Avenue; thence North 85 degrees 12 minutes 11 seconds West 301.04 feet along said boundary to the northeastern boundary of I-65; thence North 35 degrees 58 minutes 54 seconds West 67.24 feet along the boundary of said I-65; thence along said boundary Northwesterly 185.06 feet along an arc to the left and having a radius of 350.79 feet and subtended by a long chord having a bearing of North 21 degrees 08 minutes 40 seconds West and a length of 182.92 feet; thence North 33 degrees 51 minutes 04 seconds West 77.78 feet along said boundary to the point of beginning of this description; thence North 33 degrees 51 minutes 04 seconds West 75.97 feet along said boundary; thence along said boundary Northwesterly 220.03 feet along an arc to the right and having a radius of 763.94 feet and subtended by a long chord having a bearing of North 24 degrees 49 minutes 35 seconds West and a length of 219.27 feet; thence North 3 degrees 17 minutes 28 seconds West 143.96 feet along said boundary; thence North 0 degrees 06 minutes 00 seconds West 225.00 feet along said boundary; thence North 4 degrees 40 minutes 26 seconds West 125.40 feet along said boundary; thence North 0 degrees 06 minutes 00 seconds West 178.87 feet along said boundary to the north line of said quarter-quarter section; thence North 89 degrees 38 minutes 40 seconds East 35.94 feet along said north line; thence South 2 degrees 00 minutes 33 seconds East 127.55 feet; thence South 0 degrees 06 minutes 00 seconds East 450.00 feet; thence South 17 degrees 27 minutes 17 seconds East 374.68 feet to the point of beginning and containing 0.748 acres, more or less.

TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across the limited access facility (to be known as I-65 and as Project STI-65-8(L)), to and from the owner's remaining lands where they abut the above-described real estate. This restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands.

Subject to easements of record.

The undersigned persons executing this deed represent and certify on behalf of the Grantor that he/she is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.



T.F.E.  
4/5/99



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Land and Improvements \$ 66,270.00 , Damages \$ 15,050.00 :  
Total Consideration \$ 81,320.00

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 Grantor

has hereunto set its hand and seal, this 23<sup>rd</sup> day of March 1999.

SHAVER MOTORS, Inc. an Indiana Corporation (Seal) \_\_\_\_\_ (Seal)

\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

By: Ronald Shaver (Seal) \_\_\_\_\_ (Seal)  
Ronald Shaver, President

\_\_\_\_\_  
(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 23<sup>rd</sup> day of

March, 1999; personally appeared the within named SHAVER MOTORS, Inc. an Indiana Corporation by its president Ronald Shaver

Grantor in the above conveyance, and acknowledged the same to be its 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 11-28-99 Janice Fratzke Notary Public

County of Residence Lake Janice Fratzke Printed Name