

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD.

99089576

99 OCT 29 AM 9: 58

MORRIS W. CARTER
RECORDER

WARRANTY DEED

Project: STP-019-6(23)
Code: 3163 ✓
Parcel: 21 ✓

THIS INDENTURE WITNESSETH, That FORREST E. BRUHN, as Trustee
under the provisions of a Trust Agreement dated
the 16th day of July 1997

of STARKE County, in the State of INDIANA Convey and Warrant to the STATE
OF INDIANA for and in consideration of ELEVEN thousand two hundred thirty
five and ^{no}/₁₀₀ — (\$11,235.⁰⁰) 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 Lot 27 in Riverside Addition to the City of Hammond, Lake County, Indiana the plat of which
Addition is recorded in Plat Book 2, page 92, in the Office of the Recorder of Lake County, Indiana, and being
all that part of the owners' land lying North and West of a line defined by points # 1055 and # 1057 as shown
by the Right of Way Route Survey Plat attached hereto and incorporated by reference, described as follows:
Beginning on the east boundary of Calumet Avenue North 0 degrees 20 minutes 03 seconds East 103.083
meters (338.20 feet) from the intersection of the East line of Calumet Avenue and the northerly line of
Michigan Avenue as said streets formerly existed and were originally laid out on the recorded plat of said
Riverside Addition; thence North 0 degrees 20 minutes 03 seconds East 31.695 meters (103.99 feet) along
the East line of said Calumet Avenue as originally laid out to the low water mark of the Grand Calumet River;
thence South 57 degrees 35 minutes 03 seconds East 11.879 meters (38.97 feet) along said low water mark to
a point identified as point number 1057 on said plat; thence South 0 degrees 20 minutes 24 seconds West
15.374 meters (50.44 feet) to a point; thence South 0 degrees 13 minutes 53 seconds West 9.989 meters
(32.77 feet) to a point identified as point number 1055 on said plat; thence North 89 degrees 47 minutes 30
seconds West 10.080 meters (33.07 feet) to the point of beginning and containing 356.3 square meters (3,835
square feet) more or less.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

OCT 27 1999

Paid by Warrant No. 16318994
Dated 9-10-99

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

PETER BENJAMIN
LAKE COUNTY AUDITOR

Dana Childress-Jones
Attorney at Law:

This Instrument Prepared By _____
Attorney at Law

2/27/98 sdc



001836

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

Me

25x10

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The following-described right of way is temporary right of way for the purpose of constructing a driveway for service to the grantor's private property and will revert to the grantor upon completion of said project: A part of Lot 27 in Riverside Addition to the City of Hammond, Lake County, Indiana, the plat of which is recorded in Plat Book 2, page 92, in the Office of the Recorder of Lake County, Indiana described as follows: Commencing at the intersection of the East line of Calumet Avenue and the northerly line of Michigan Avenue as said streets formerly existed and were originally laid out on the recorded plat of said Riverside Addition; thence North 0 degrees 20 minutes 03 seconds East 95.883 meters (314.58 feet) along the east line of said Calumet Avenue as originally laid out; thence South 89 degrees 47 minutes 30 seconds East 2.134 meters (7.00 feet) to the east boundary of said Calumet Avenue and the point of beginning of this description; thence North 0 degrees 20 minutes 03 seconds East 7.200 meters (23.62 feet) along the boundary of said Calumet Avenue; thence South 89 degrees 47 minutes 30 seconds East 3.894 meters (13.07 feet); thence South 0 degrees 12 minutes 30 seconds West 7.200 meters (23.62 feet); thence North 89 degrees 47 minutes 30 seconds West 4.000 meters (13.12 feet) to the point of beginning and containing 28.7 square meters (309 square feet) more or less.

ALSO The following-described right of way is temporary right of way for the purpose of constructing a driveway for service to the grantor's private property and will revert to the grantor upon completion of said project: A part of Lot 27 in Riverside Addition to the City of Hammond, Lake County, Indiana, the plat of which is recorded in Plat Book 2, page 92, in the Office of the Recorder of Lake County, Indiana described as follows: Commencing at a point on the East line of Calumet Avenue which is 80.608 meters (264.46 feet) north of the point where said East line of Calumet Avenue intersects the Northerly line of Michigan Avenue (said point of commencing being more particularly described as a point on east line of Calumet Avenue and the northerly line of Michigan Avenue as said streets formerly existed and were originally laid out on the recorded plat of said Riverside Addition to Hammond in Plat Book 2, Page 92); thence South 89 degrees 47 minutes 30 seconds East 2.134 meters (7.00 feet) and the point of beginning of this description; thence South 89 degrees 47 minutes 30 seconds East 2.514 meters (8.25 feet); thence South 0 degrees 12 minutes 30 seconds West 4.267 meters (14.00 feet); thence North 89 degrees 47 minutes 30 seconds West 2.523 meters (8.28 feet); thence North 0 degrees 20 minutes 03 seconds East 4.267 meters (14.00 feet) the point of beginning and containing 10.7 square meters (116 square feet) more or less.

The portion of the above-described real estate which is not already embraced within public rights of way contains 287.2 square meters (3,092 square feet) more or less.



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Land and Improvements \$ 10,825.00, Damages \$ 410.00
Total Consideration \$ 11,235.00

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 hand and seal, this 24th day of JUNE 1999.

FORREST E. BRUHN, as TRUSTEE (Seal) _____ (Seal)

under the provisions of a Trust (Seal) _____ (Seal)

AGREEMENT dated the 16th (Seal) _____ (Seal)

day of July 1997 (Seal) _____ (Seal)

x Janet E Bruhn (Seal) _____ (Seal)

FORREST E. BRUHN, TRUSTEE (Seal) _____ (Seal)

STATE OF INDIANA, STARKE County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 24th day of

JUNE, 1999; personally appeared the within named FORREST E. BRUHN, TRUSTEE
OF TRUST AGREEMENT DATED JULY 16th 1997

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

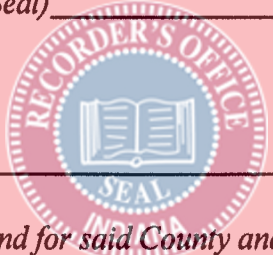
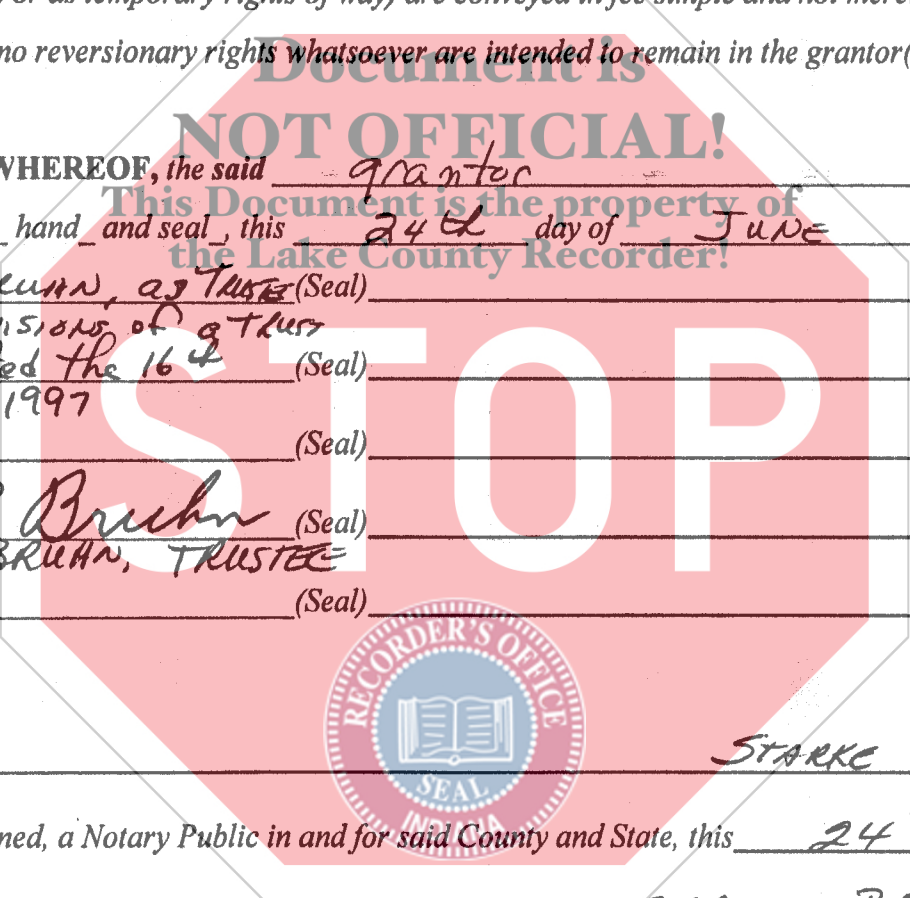
I have hereunto subscribed my name and affixed my official seal.

My Commission expires 9-13-99 Phillis R. Schley Notary Public

County of Residence TIPPECANOE PHILLIS R. SCHLEY Printed Name



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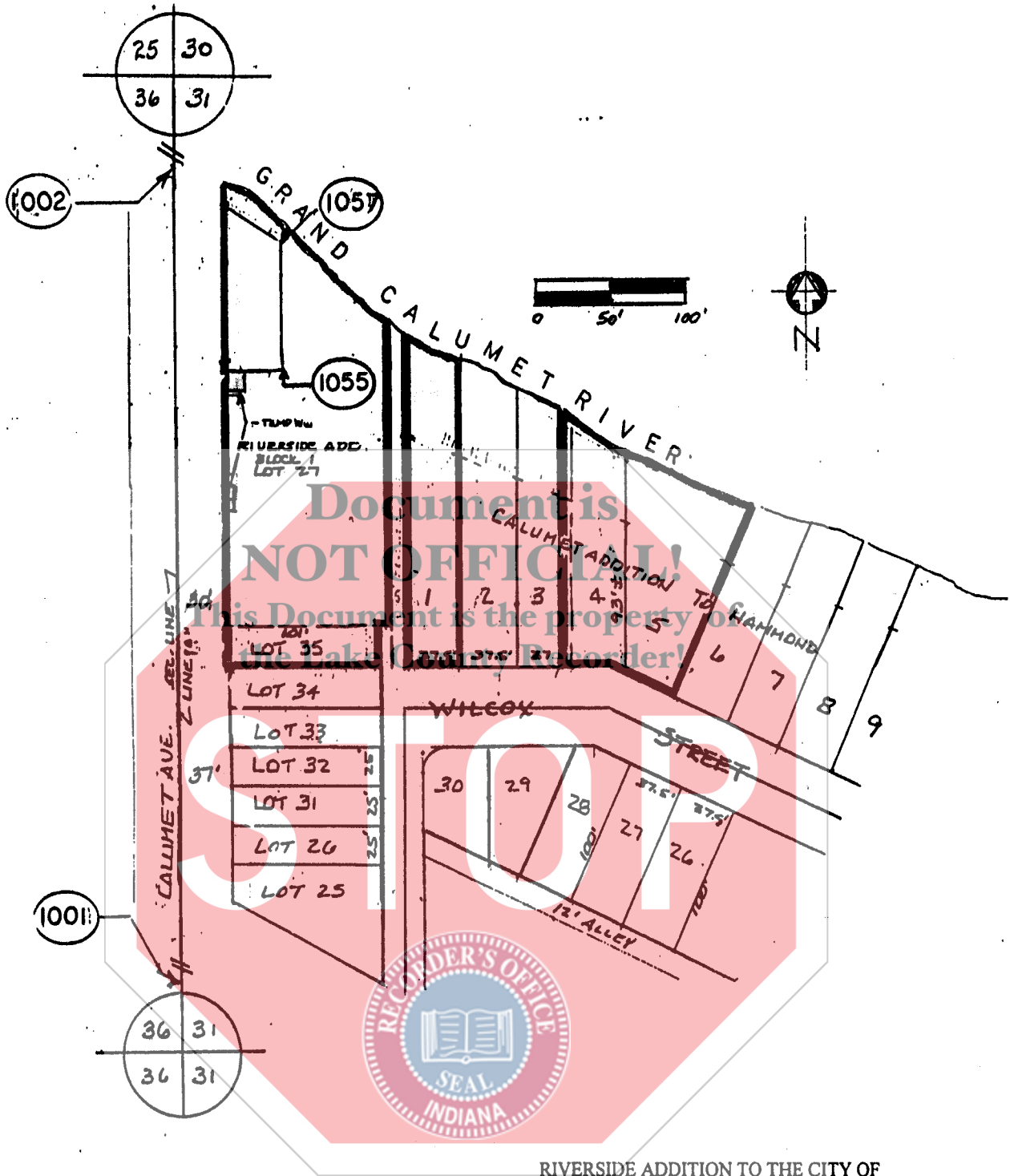
RIGHT OF WAY ROUTE SURVEY PLAT

PARCEL 21
 PROJECT: STP-019-6(23)
 ROAD: U.S.R. 41
 COUNTY: LAKE
 SECTION: 31 TOWNSHIP: 37 NORTH RANGE: 9 WEST.

OWNER: HOOSIER STATE BANK, TRUSTEE
 DEED RECORD 232763 DATED 3-15-1973

DRAWN BY: S. D CROWLEY
 CHECKED BY:
 CODE: 3163

SCALE 1" = 100'



RIVERSIDE ADDITION TO THE CITY OF
HAMMOND, INDIANA [PB 2, P 92]

AREAS SHOWN WERE TAKEN FROM OR CALCULATED FROM EXISTING DEEDS OF RECORD FOR USE BY INDOT ONLY AND SHOULD NOT BE USED BY OTHERS.

POINT #	METRIC STATION	METRIC OFFSET	LINE	METRIC NORTHING	METRIC EASTING
1002	5+603.02	0.000 RT	A	5147.0950	5000.5349
1003	6+117.18	0.000 RT	A	5661.2502	5003.7206
1055	5+593.00	21.336 RT	A	5146.9901	5021.8746
1057	5+618.42	21.336 RT	A	5162.3636	5021.9699

POINTS 1002 & 1003 ARE THE METRIC EXPRESSION OF POINTS 2 & 3 RESPECTIVELY, AS FOUND IN INSTRUMENT NO. 96080918
* STATIONS, OFFSETS, NORTHINGS, AND EASTINGS ARE SHOWN IN METERS *

SURVEYOR'S STATEMENT

To my best knowledge and belief, this plat, together with the "Route Survey Plat" recorded as Instrument No. 96080918 in the Office of the Recorder of LAKE County, Indiana, (incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12, ("Rule 12").



Alan P. Kramer 3/4/98

Alan P. Kramer, L.S. S80040354
 INDIANA DEPARTMENT OF TRANSPORTATION