

2000 006365

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2000 JAN 31 AM 8:42

MONTE M. CARTER
RECORDER

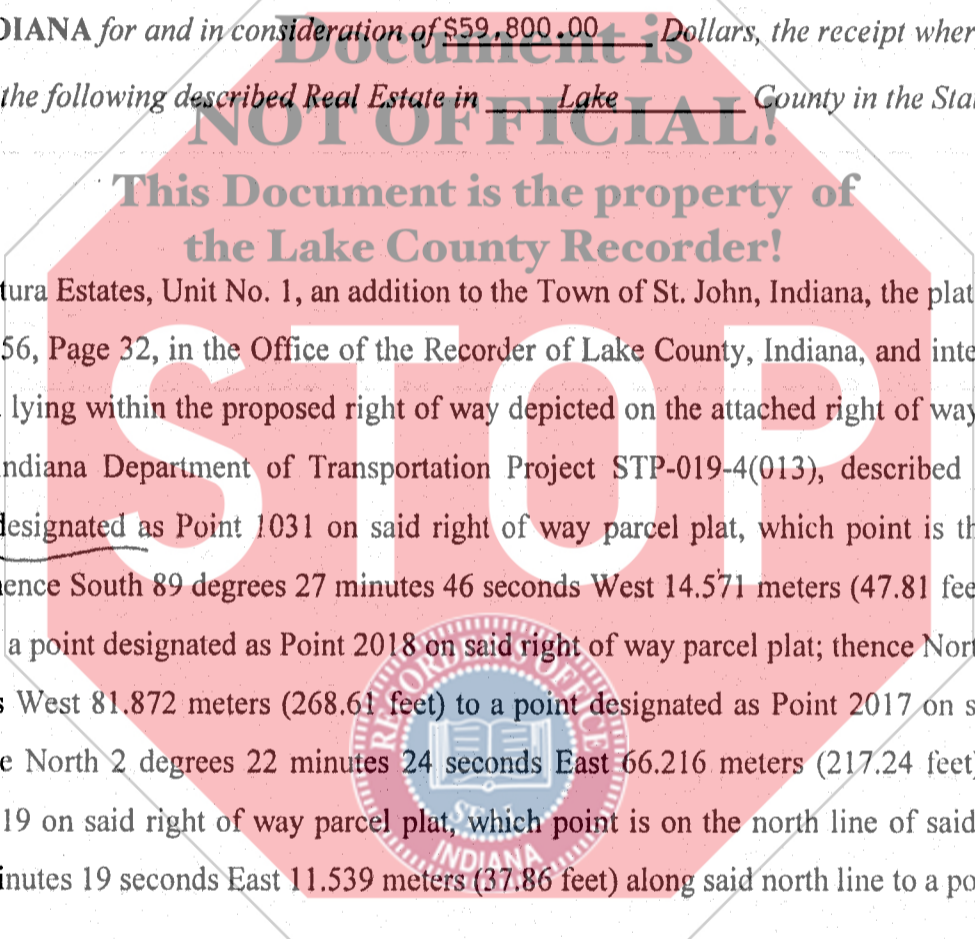
WARRANTY DEED

Project: STP-019-4(013)
Code: 3383
Parcel: 14

THIS INDENTURE WITNESSETH, That _____

Sand Ridge Bank as Trustee of Trust Number 13-1020

_____ of Lake _____ County, in the State of Indiana _____ Convey and Warrant
to the STATE OF INDIANA for and in consideration of \$59,800.00 Dollars, the receipt whereof is
hereby acknowledged, the following described Real Estate in Lake _____ County in the State of
Indiana, to wit:



A part Lot 2 in Ventura Estates, Unit No. 1, an addition to the Town of St. John, Indiana, the plat of which is recorded in Plat Book 56, Page 32, in the Office of the Recorder of Lake County, Indiana, and intending to be all that part of the land lying within the proposed right of way depicted on the attached right of way parcel plat of Parcel 14 of the Indiana Department of Transportation Project STP-019-4(013), described as follows: Beginning at a point designated as Point 1031 on said right of way parcel plat, which point is the southeast corner of said Lot 2; thence South 89 degrees 27 minutes 46 seconds West 14.571 meters (47.81 feet) along the south line of said lot to a point designated as Point 2018 on said right of way parcel plat; thence North 2 degrees 38 minutes 37 seconds West 81.872 meters (268.61 feet) to a point designated as Point 2017 on said right of way parcel plat; thence North 2 degrees 22 minutes 24 seconds East 66.216 meters (217.24 feet) to a point designated as Point 2019 on said right of way parcel plat, which point is on the north line of said lot; thence South 89 degrees 51 minutes 19 seconds East 11.539 meters (37.86 feet) along said north line to a point

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

Paid by Warrant No. 16410257
Dated 11-23-99

Dana Childress-Jones
Attorney at Law

This Instrument Prepared By _____

Attorney at Law

06/22/98 cap

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

JAN 27 2000

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

PETER BENJAMIN
COUNTY AUDITOR

31633

AC
RB

25 x 11

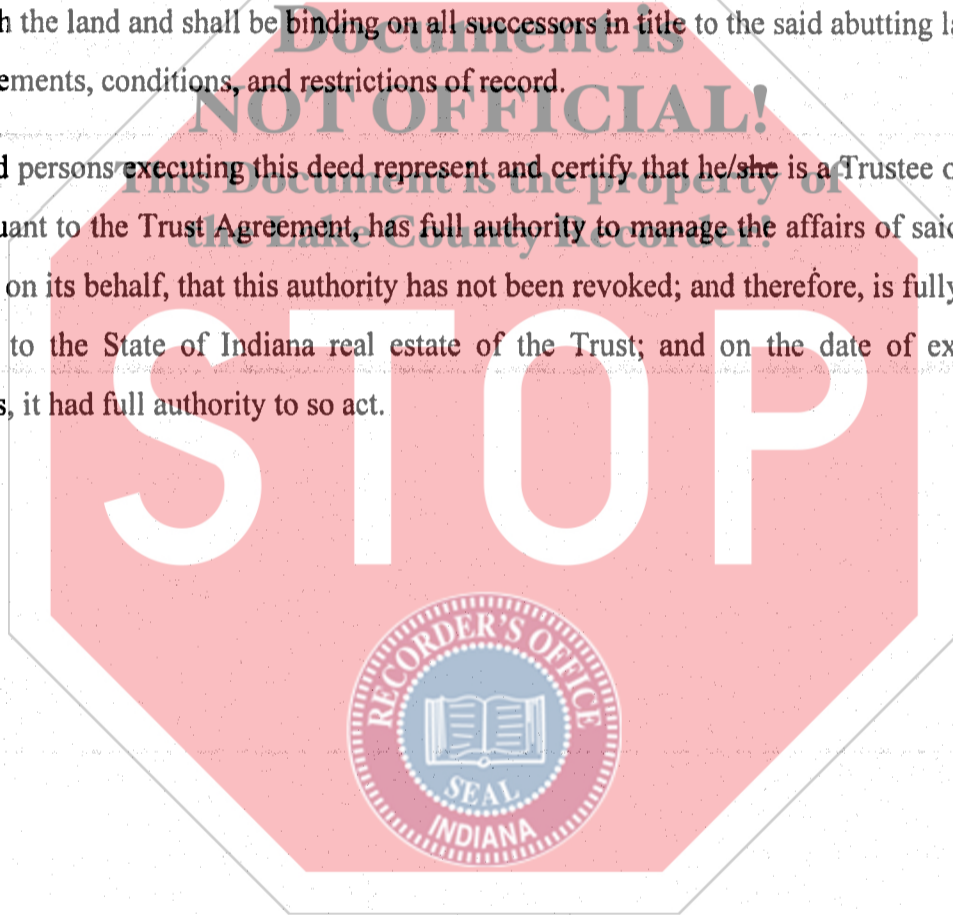
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designated as Point 1033 on said right of way parcel plat, which point is the northeast corner of said lot; thence South 1 degree 34 minutes 33 seconds East 147.834 meters (485.02 feet) along the east line of said lot to the point of beginning and containing 2,167.4 square meters (23,330 square feet), 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 U. S. R. 41 and as Project STP-019-4(013)), 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 any easements, conditions, and restrictions of record.

The undersigned persons executing this deed represent and certify that he/she is a Trustee of Trust Number 13-1020; and that pursuant to the Trust Agreement, has full authority to manage the affairs of said Trust and sign and execute documents on its behalf, that this authority has not been revoked; and therefore, is fully authorized and empowered to convey to the State of Indiana real estate of the Trust; and on the date of execution of said conveyance instruments, it had full authority to so act.



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Land and improvements \$59,000.00, Damages \$800.00: Total consideration \$59,800.00

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 2nd day of September, 1999
Sand Ridge Bank, as Trustee of
Trust Number 13-1020 (Seal)

by: Donald L. Hawkins (Seal)
Donald L. Hawkins, Vice President and Trust Officer (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 2nd day of
September, 1999, personally appeared the within named Sand Ridge Bank, as Trustee of Trust 13-1020
Donald L. Hawkins, V.P. and Trust Officer

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

Rosemarie Juran

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

ROSEMARIE JURAN
NOTARY PUBLIC STATE OF INDIANA
LAKE COUNTY

My Commission expires MY COMMISSION EXP. AUG. 24, 2006 Notary Public

County of Residence _____ Printed Name

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RIGHT OF WAY PARCEL PLAT

PREPARED FOR THE INDIANA DEPARTMENT OF TRANSPORTATION

PARCEL NO. : 14 OWNER : SAND RIDGE BANK, TRUSTEE L.A. CODE: 3383
 PROJECT NO.: STP-019-4(013) INSTRUMENT NO.: 96047928 DATED 6/25/96 DRAWN BY: J.F. Castro 6/22/98
 ROAD NAME : U.S.R. 41 CHECKED BY: C.A. Peoni 7/23/98
 COUNTY : LAKE
 SECTION : 29
 TOWNSHIP : 35 N.
 RANGE : 9 W.



HATCHED AREA IS THE APPROXIMATE TAKING

NOTES: 1. CENTERLINE STATIONING IS METRIC.
 2. STATIONS & OFFSETS CONTROL OVER NORTH & EAST COORDINATES.

SCALE: 1" = 100'

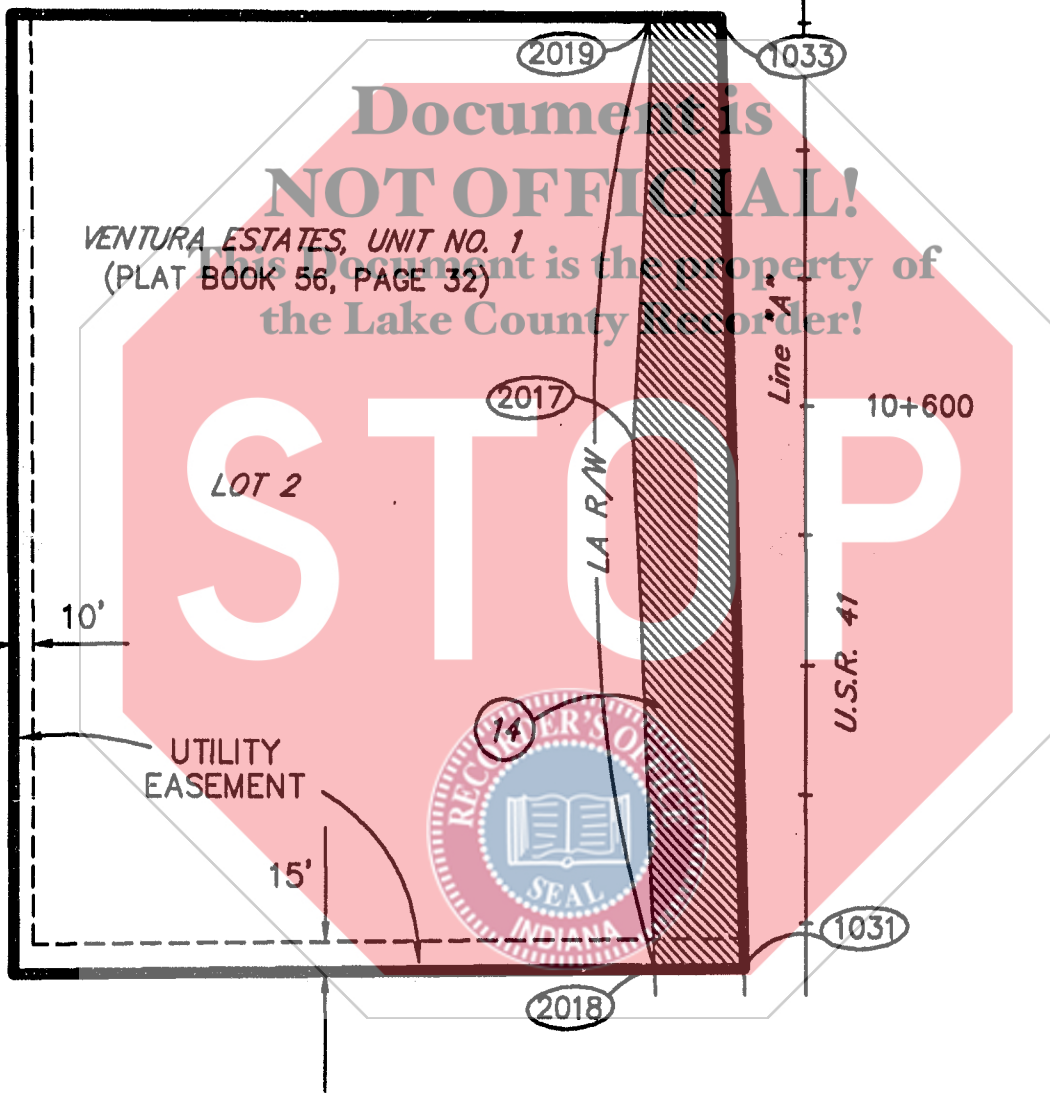


RIGHT OF WAY EASEMENT
IN FAVOR OF
EXPLORER PIPELINE COMPANY

UTILITY EASEMENT

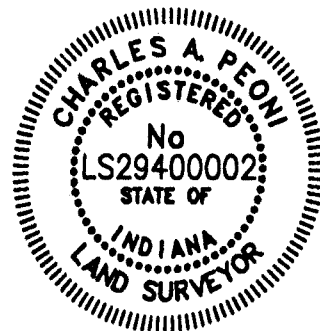
50'

VENTURA DRIVE



COORDINATE CHART FOR R/W PARCEL PLAT (in meters)

POINT	STATION	OFFSET	NORTH	EAST	℄
1031	10+513.168	9.918	49628.7823	50003.1333	"A"
2018	10+513.102	24.489	49628.6457	49988.5635	"A"
2017	10+594.848	28.000	49710.4311	49984.7873	"A"
2019	10+661.051	25.000	49776.5899	49987.5293	"A"
1033	10+660.965	13.462	49776.5608	49999.0680	"A"



R/W PARCEL PLAT

Prepared for the Indiana Department of Transportation by The Corradino Group, Inc. (Job No. 1745)

DOCUMENTATION - Existing R/W

The apparent existing boundary of U.S.R. 41 was established from four previous projects: 501-Sec. "C", dated 1926; N.R.H.M. 69 Sec. H, dated 1935; N.H.R.M. 69, Sec. K, dated 1935; and F-69(36), dated 1962.

SURVEYOR STATEMENT

To the best of my knowledge and belief, this plat, together with the 'Location Control Route Survey Plat' recorded in Book 004, Page 95 (Doc. #970-49-496), 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").

Charles A. Peoni 8/3/98

CHARLES A. PEONI
LS29400002

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STATE OF INDIANA, _____ County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this ____ day of _____, 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 mentioned.

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 _____, 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 mentioned.

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

My Commission expires _____ Notary Public
County of Residence _____ Printed Name

06/22/98 cap

LS29400002

25 x 10