

2000 008362

2000 Key Numbers:

- 36-0431-0001
- 36-0429-0001
- 37-0049-0001
- 36-0173-0001
- 36-0174-0001
- 37-0045-0004
- 37-0045-0005
- 37-0045-0001
- 37-0045-0006

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT:**

**ROSS-ADE FOUNDATION**, an Indiana non-profit corporation, hereinafter referred to as **GRANTOR**, **CONVEYS** and **WARRANTS** to **PURDUE RESEARCH FOUNDATION**, hereinafter referred to as **GRANTEE**, for and in consideration of ONE (\$1.00) DOLLAR, and other good and sufficient consideration, the receipt of which is hereby acknowledged, the following described real estate, located in Lake County, Indiana:

A part of the Northeast Quarter of Section 17, Township 36 North, Range 9 West and a part of the Northwest Quarter of Section 16, Township 36 North, Range 9 West of the 2nd Principal Meridian in the City of Hammond, Lake County, Indiana, and described as follows:

(Reference: Book 867, page 414, Office of the Recorder, Lake County, Indiana) South One-Half of Lot 5, all of Lot 6, North One-Half of Lot 7, all of Lots 31, 32, and 33, in Block 70; All in UNIT 21, in WOODMAR ADDITION to the City of Hammond, Lake County, Indiana;

(Reference: Book 867, page 415, Office of said Recorder) Also, Lots One (1) to Thirty (30), both inclusive, in Block Sixty-Nine (69); Lots One (1) to Four (4), both inclusive, the North Half (N1/2) of Lot Five (5), the South Half (S1/2) of Lot Seven (7), Lots Eight (8) to Thirty (30), both inclusive, and Lots Thirty-Four (34) to Sixty (60), both incl., all in Block Seventy (70); all as marked and laid down on the recorded plat of a subdivision known as Unit Twenty-One (21) of Woodmar, a part of the City of Hammond, Lake County, Indiana, as the same appears of record in Plat Book 17 at page 24 in the Recorder's Office of Lake County, Indiana;

(Reference: Book 867, page 415, Office of said Recorder) Also, the East (E) Half of Block Sixty-Five (65), except the South (S) 223 feet thereof; All of Block Sixty-Six (66), except the South (S) 223 feet thereof; the East Half (E1/2) of Block Sixty-Seven (67); and also all of Block Sixty-Eight (68), all as marked and laid down on the recorded plat of a subdivision known as Unit Twenty (20) of Woodmar, a part of the City of Hammond, Lake County, Indiana, as the same appears of record in the Office of the Recorder of Lake County, Indiana;

(Reference: Book 867, page 408, Office of said Recorder) Also, the South Half of the East Half of the East Half of the Northeast Quarter of Section 17, Township 36 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, except that part described as follows: Commencing at the Southeast corner of the Northeast Quarter; thence North 265 feet; thence West parallel to the South line of said Quarter section to the West line of the East Quarter of said Northeast Quarter; thence South to the Quarter Section line; thence East to the place of beginning, in the City of Hammond, Lake County, Indiana;

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**STOP**

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

FEB 04 2000

PETER BENJAMIN  
LAKE COUNTY AUDITOR

00458 20.00  
E.P.  
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(Reference: Book 867, page 409, Office of said Recorder)  
Also, Lots Numbered One (1) to Thirty (30), both inclusive, in Block No. Three (3); Lots Numbered One (1) to Thirty (30), both inclusive, in Block No. Four (4); as marked and laid down on the recorded plat of Sunnyside Addition to Hammond, Lake County, Indiana, being a subdivision of the N. 1/2 of the E. 1/2 of the E. 1/2 of the N.E. 1/4 of Section 17, Township 36 North, Range 9 West of the 2nd P.M., as the same appears of record in Plat Book 20, page 35 in the Recorder's Office of Lake County, Indiana;

(Reference: Book 870, page 294, Office of said Recorder)  
Also, Lots Numbered Nine (9) and Ten (10), or the Southwest Quarter of the Northwest Quarter of Section Sixteen (16), Township Thirty-six (36) North, Range Nine (9) West of the Second Principal Meridian, excepting therefrom the South three hundred seven (307) feet and the East one hundred (100) feet, in the City of Hammond, Lake County, Indiana;

(Reference: Book 870, page 296, Office of said Recorder)  
Also, Lots numbered Seven (7) and Eight (8), being the Northwest Quarter of the Northwest Quarter of Section Sixteen (16), Township Thirty-six (36) North, Range Nine (9) West of the Second Principal Meridian, except the East one hundred (100) feet, being the right-of-way of the Indiana Harbor Belt Railroad Company, in the City of Hammond, Lake County, Indiana;

**ALSO**, all that portion of vacated 174th Street, 175th Street, and 176th Street adjoining the above-described real estate; that portion of vacated Forestdale Avenue lying between Blocks 67 and 68 and Blocks 65 and 66 in Unit 20 of Woodmar Addition; that portion of vacated Huron Avenue lying between Blocks 70 in Woodmar Addition and Block 3 in Sunnyside Addition; vacated Huron Avenue lying east of Block 66 and 68 in Woodmar Addition; that portion of vacated Ontario Avenue lying between Block 3 and 4 of Sunnyside Addition; and all vacated alleys lying within the previously described blocks.

**EXCEPT**, that part of the NW 1/4 of the NW 1/4 of Section 16, Township 36 North, Range 9 West, of the 2nd Principal Meridian, described as follows: Beginning at the point of intersection of the south line of 173rd Street and the west right of way line of the New York Central Railroad; thence southerly along said right of way line 331.06 feet; thence westerly parallel to the aforesaid south line of 173rd Street 400.0 feet; thence northerly parallel to the west right of way line of the said New York Central Railroad 331.06 feet to the south line of 173rd Street; thence easterly along said south line 400.0 feet to the place of beginning, in the City of Hammond, Lake County, Indiana, containing 3.04 acres, more or less;

**ALSO EXCEPT**, a part of the northwest quarter of the northwest quarter of section 16, Township 36 north, Range 9 west of the 2nd Principal Meridian, in the City of Hammond, Lake County, Indiana and described as follows: Beginning at a point 40 feet south and 33 feet east of the northwest corner of said section 16, said point being the intersection of the south line of 173rd Street with the east line of Wicker Avenue, and running thence east, on the south line of 173rd Street and parallel to the north line of section 16, 798.73 feet to a point 400 feet west of the west line of the Penn-Central (formerly New York Central) railroad; thence south, parallel to the west line of the said railroad 1200 feet; thence west parallel to 173rd Street 798.73 feet, more or less, to the east line of Wicker Avenue; thence north parallel to and 33 feet east of the west line of section 16 and on the east line of Wicker Avenue, 1200 feet to the point of beginning of this description, containing 21.94 Acres, more or less;

**ALSO EXCEPT**, beginning at the southwest corner of Lot 30, Block 71, Unit 21, of Woodmar Addition to the City of Hammond, Lake County, Indiana; thence easterly along the south line of said lot, 125 feet to the southeast corner thereof; thence easterly 60 feet to the southwest corner of Lot 31, Block 72, of said unit; thence southerly 50 feet to the northwest corner of Lot 60, Block 70, of said unit; thence southerly along the west line of said lot, 20 feet to the southwest corner thereof; thence westerly 60 feet to the southeast corner of Lot 1, Block 69, of said unit; thence westerly along the south line of said lot, 125 feet to the southwest corner thereof; thence northerly along the west line of said lot, 20 feet to the northwest corner thereof; thence northerly 50 feet to the point of beginning; containing: 0.3 acre;

**ALSO EXCEPT**, beginning at the northwest corner of Lot 2, Block 69, Unit 21, of Woodmar Addition to the City of Hammond, Lake County, Indiana; thence easterly along the south line of said lot, 125 feet to the northeast corner thereof; thence easterly 60 feet to the southwest corner of Lot 60, Block 70, of said unit; thence northerly along the west line of said lot, 20 feet to the northwest corner thereof; thence northerly 50 feet to the southwest corner of Lot 31, Block 72, of said unit; thence easterly along the south line of said lot, 125 feet to the southeast corner thereof; thence easterly 20 feet to the southwest corner of Lot 30, of said block; thence southerly 50 feet to the northwest corner of Lot 1, Block 70, of said unit; thence southerly along the east line of a 20 foot alley, being the west line of Lots 1 through 30 inclusive, of said block, 600 feet to the southwest corner of said Lot 30; thence westerly 20 feet to the southeast corner of Lot 31, of said block; thence westerly along the south line of said lot, 125 feet to the southwest corner thereof; thence westerly 60 feet to the southeast corner of Lot 30, Block 69, of said unit; thence westerly along the south line of said lot, 125 feet to the southwest corner thereof; thence northerly along the east line of a 20 foot alley, being the west line of Lots 30 through 2 inclusive, of said block, 580 feet to the point of beginning; containing: 4.63 acres;

Subject to: A pipe line grant recorded in Miscellaneous Record 334, page 524, Office of the Lake County Recorder and all easements, restrictions of record and existing rights of way.

Subject also to any current or subsequent taxes.

The Grantor certifies that no Indiana Gross Income Tax is due on the proceeds of this transfer.

The undersigned certify that this conveyance has been duly authorized by the Board of Directors of the Grantor, and that the undersigned have been duly authorized to execute and deliver this Deed for and on behalf of the Corporation.

**IN WITNESS WHEREOF**, the above named **GRANTOR, ROSS-ADE FOUNDATION**, has caused this Warranty Deed to be executed by its duly authorized officers and its corporate seal to be affixed, this 24 day of January, 2000.

ROSS-ADE FOUNDATION

Steven C. Beering  
By: Steven C. Beering, President

ATTEST:  
Jeffrey H. Wilson  
Jeffrey H. Wilson, Secretary

(SEAL)

STATE OF INDIANA

TIPPECANOE COUNTY

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the Lake County Recorder!

Before me, the undersigned, a Notary Public in and for said County and State, this 24 day of January, 2000, personally appeared the within named ROSS-ADE FOUNDATION by Steven C. Beering, its President, and Jeffrey H. Wilson, its Secretary, and acknowledged execution of the foregoing Warranty Deed and swore to the truth of the matters contained therein.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

Judith A. Hall  
Judith A. Hall, Notary Public

My Commission Expires: July 31, 2000

County of Residence: Tippecanoe County



This instrument was prepared by William D. Griggs

MAIL TAX BILLS TO:

Purdue Research Foundation  
3000 Kent Avenue, Suite C2-100  
West Lafayette, IN 47906-1075

Deedcalumet.doc/judy4