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STATE OF INDIANA
LAKE COUNTY
RECORDS & DEEDS

2002 007488

2002 JAN 20 AM 9:42

LAKE COUNTY RECORDER

Form WD-1
8/98

WARRANTY DEED

Project: DSB-N632 (009)
Code: 3835
Parcel: 78
Page: 1 of 2

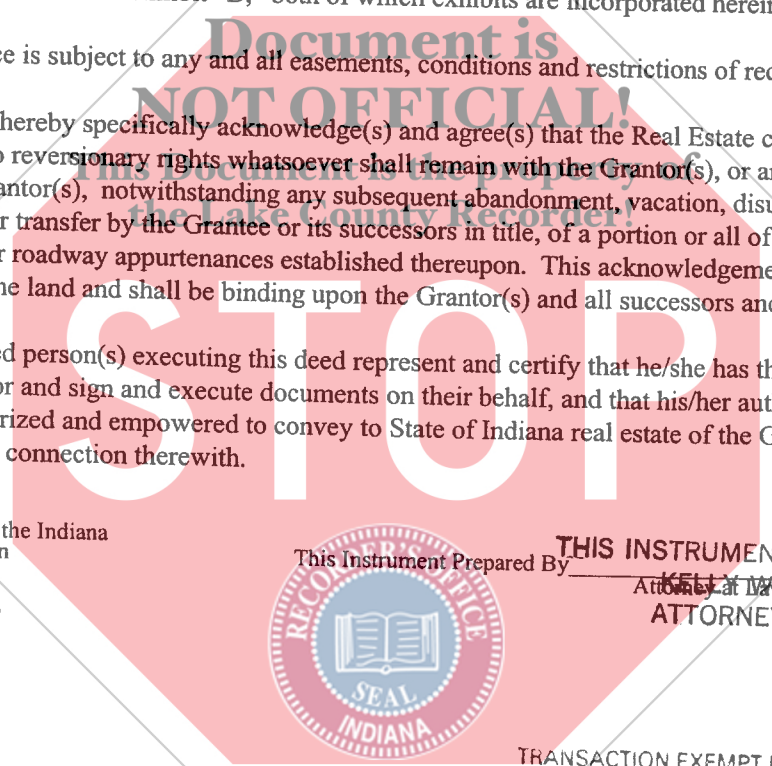
THIS INDENTURE WITNESSETH, That Ice Cream Specialties, Inc., a Missouri Corporation

the Grantor(s), of MACOMIN County, State of ILLINOIS Convey(s) and Warrant(s) to the STATE OF INDIANA, the Grantee, for and in consideration of the sum of Fifteen Thousand Two Hundred and Eighty Dollars (\$ 15,280.00) (of which said sum \$ 10,000.00 represents land and improvements acquired and \$ 5,280.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Lake, State of Indiana, and being more particularly described in the legal description attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B," both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor(s) hereby specifically acknowledge(s) and agree(s) that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor(s), or any successors in title to the abutting lands of the Grantor(s), notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor(s) and all successors and assigns.

The undersigned person(s) executing this deed represent and certify that he/she has the full authority to manage the affairs of said Grantor and sign and execute documents on their behalf, and that his/her authority has not been revoked; that he/she is fully authorized and empowered to convey to State of Indiana real estate of the Grantor and to execute all necessary instruments in connection therewith.



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

This Instrument Prepared By KELLY WHITEMAN
Attorney at Law
THIS INSTRUMENT PREPARED BY:
ATTORNEY AT LAW



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

DULY ENTERED FOR RECORD SUBJECT TO FINAL ACCOUNTING AND TRANSFER

JAN 17 2002

001156

LAKE COUNTY AUDITOR

NC
AB

Project: DSB-N632 (009)
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Page: 2 of 2

IN WITNESS WHEREOF, the said Grantor(s) has _____ executed this instrument this 13th day of December, 2001.

Paul Benne
Signature:

Printed Name: PAUL BENNE

Title: Secretary

Ice Cream Specialties, Inc.

STATE OF Illinois

COUNTY OF Macoupin

Document is NOT OFFICIAL!
SS: **this Document is the property of the Lake County Recorder!**

Before me, a Notary Public in and for said State and County, personally appeared Paul Benne

the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 13th day of December, 2001.

Lisa M. Killam

Lisa M. Killam

Printed Name

My Commission expires _____

I am a resident of Macoupin County.

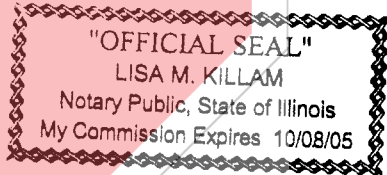
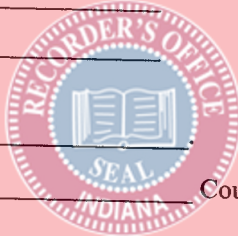


EXHIBIT "A"

Project: DSB-N632(009)

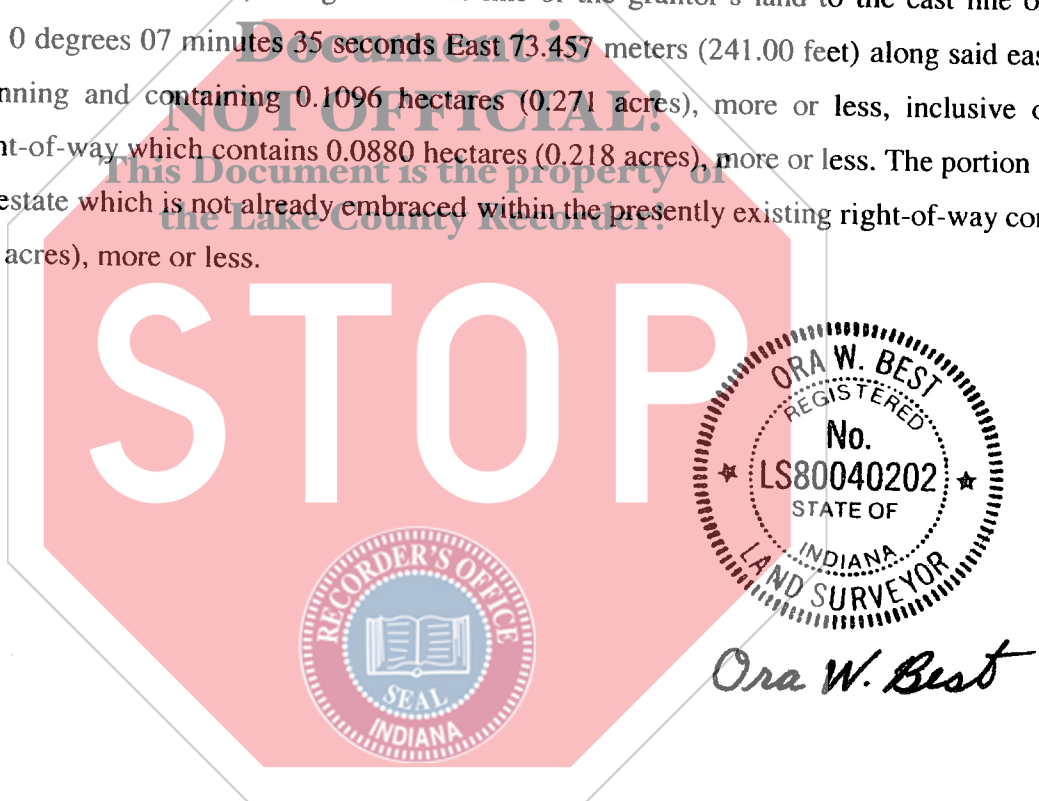
Sheet: 1 of 1

Code: 3835

Parcel: 78 FEE

Form: WD-1

A part of the Northeast Quarter of Section 9, Township 35 North, Range 8 West, Lake County, Indiana, and being that part of the grantor's land lying within the right-of-way depicted on the attached Right-of-Way Parcel Plat marked Exhibit "B", described as follows: Beginning at a point on the east line of said section North 0 degrees 07 minutes 35 seconds West 30.198 meters (99.07 feet) from the southeast corner of said quarter section (designated as #10 on the attached Right of Way Parcel Plat (Exhibit B)) which point of beginning is the southeast corner of the grantor's land and the northern right of way line of the Grand Trunk Railroad; thence North 78 degrees 16 minutes 57 seconds West 15.570 meters (51.08 feet) along the southern line of the grantor's land and said northern line of said railroad to the point designated as #1195 on the attached Right of Way Parcel Plat (Exhibit B); thence North 0 degrees 07 minutes 35 seconds West 70.439 meters (231.10 feet) to the north line of said grantor's land; thence South 89 degrees 27 minutes 26 seconds East 15.240 meters (50.00 feet) along the north line of the grantor's land to the east line of said section; thence South 0 degrees 07 minutes 35 seconds East 73.457 meters (241.00 feet) along said east line to the point of beginning and containing 0.1096 hectares (0.271 acres), more or less, inclusive of the presently existing right-of-way which contains 0.0880 hectares (0.218 acres), more or less. The portion of the above-described real estate which is not already embraced within the presently existing right-of-way contains .0216 hectares (0.053 acres), more or less.

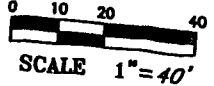


This description was prepared for the Indiana Department of Transportation by Ora W. Best, Indiana Registered Land Surveyor, License Number LS80040202, on the 1st. day of Sept., 2000.

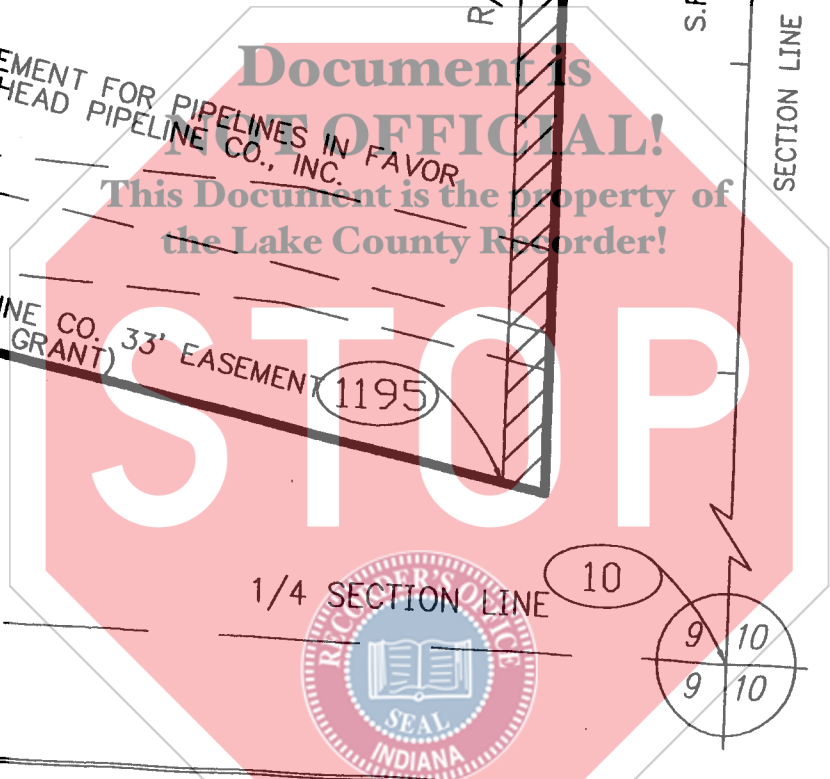
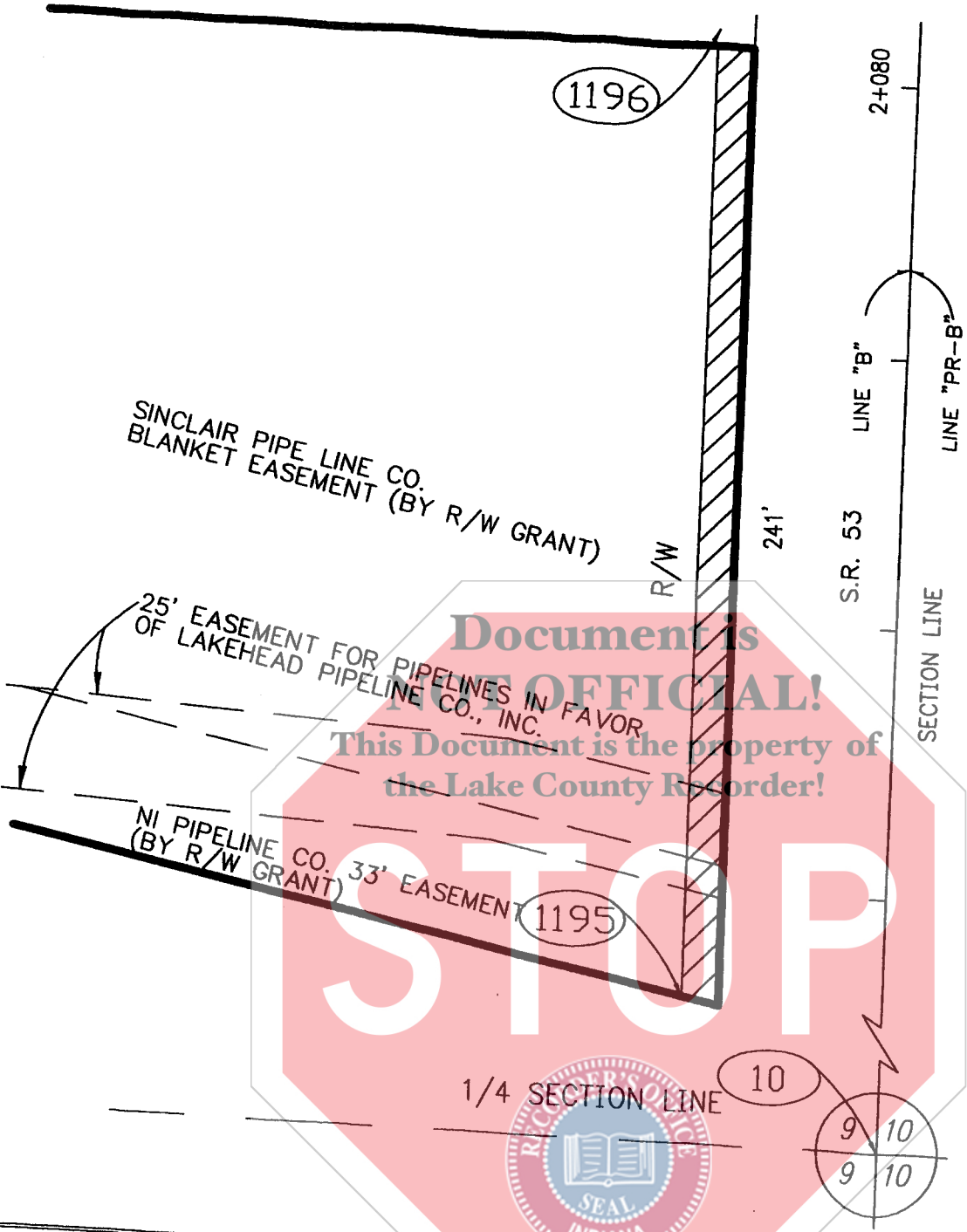
EXHIBIT "B"

RIGHT-OF-WAY PARCEL PLAT

Prepared for Indiana Department of Transportation
by The Corradino Group, Inc. (Job #2129-08)

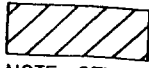


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PARCEL NO. : 78
PROJECT NO. : DSB-N632(009)
ROAD NAME : SR 53
COUNTY : LAKE
SECTION : 9
TOWNSHIP : 35 N.
RANGE : 8 W.

OWNER : ICE CREAM SPECIALTIES, INC

 HATCHED AREA IS THE APPROXIMATE TAKING
NOTE: CENTER LINE STATIONING IS METRIC

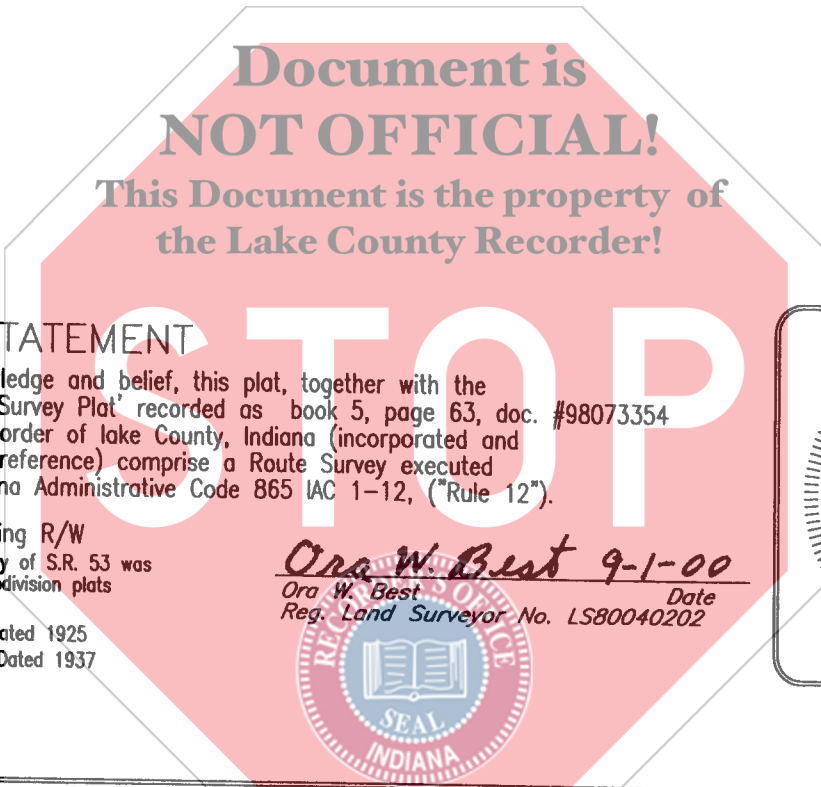
DRAWN BY : I. HOWARD 04/13/00
CHECKED BY : G.L. SMITH 04/14/00
CODE NO.: 3835

INSTRUMENT NO. 92045625 , DATED 07/01/92

NOTE: DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORDED DOCUMENTS

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

POINT	STATION	OFFSET	NORTH	EAST	℄
10	SEE LOCATION CONTROL ROUTE SURVEY PLAT.				
1195	2+012.022	15.239 R	6081.6890	4983.9396	"PR-B"
1196	2+225.481	15.239 R	6295.1473	4983.4683	"PR-B"



SURVEYOR STATEMENT

To the best of my knowledge and belief, this plat, together with the 'Location Control Route Survey Plat' recorded as book 5, page 63, doc. #98073354 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").

DOCUMENTATION - Existing R/W
 The apparent existing boundary of S.R. 53 was established from recorded subdivision plats and old existing projects,
 F.A. Project #93 Section B, Dated 1925
 F.A. Project #459 Section A, Dated 1937
 M-N632(1), Dated 1980
 ST-N632(A), Dated 1980

Ora W. Best 9-1-00
 Ora W. Best Date
 Reg. Land Surveyor No. LS80040202



PARCEL NO. : 78 OWNER ICE CREAM SPECIALTIES, INC
 PROJECT NO. : DSB-N632(009)
 ROAD NAME : SR 53
 COUNTY : LAKE
 SECTION : 9
 TOWNSHIP : 35 N.
 RANGE : 8 W.

DRAWN BY : I. HOWARD 04/13/00
 CHECKED BY : G.L. SMITH 04/14/00
 CODE NO.: 3835

NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES.