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Parcel NO. →

2004 044049

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2004 MAY 25 10:58 AM

REC'D

Stewart Title Services  
of Northwest Indiana  
The Pointe  
5521 W. Lincoln Hwy.  
Crown Point, IN 46307

Key Numbers: Taxing Unit 43, Parcel 53-2-11  
(SW 1/4 of NE 1/4 of Parcel 1)

Taxing Unit 43, Parcel 53-2-14  
(N 1/2 of SE 1/4 of Parcel 1)

Taxing Unit 43, Parcel 53-2-13  
(NE 1/4 of SW 1/4 of Parcel 1)

Taxing Unit 43, Parcel 53-2-21  
(NW 1/4 of SW 1/4 of Parcel 1)

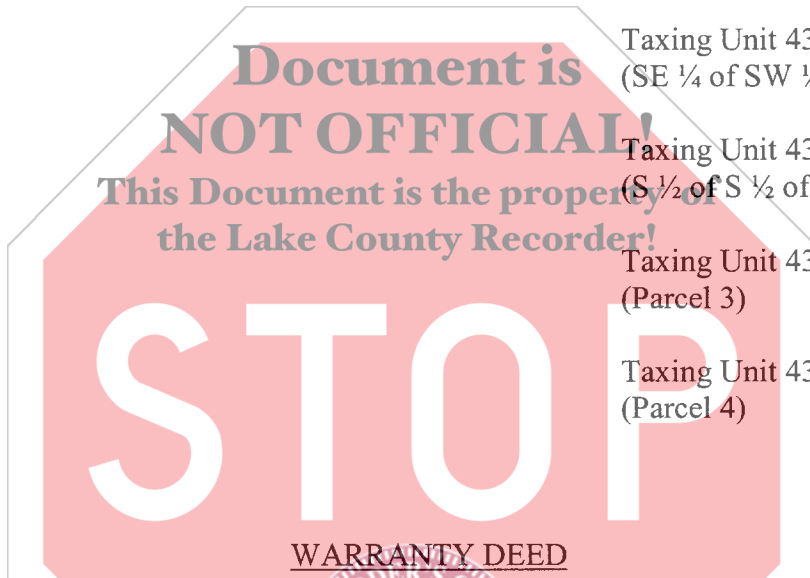
Taxing Unit 43, Parcel 53-2-12  
(SW 1/4 of SW 1/4 of Parcel 2)

Taxing Unit 43, Parcel 53-2-15  
(SE 1/4 of SW 1/4 of Parcel 2)

Taxing Unit 43, Parcel 53-8-4  
(S 1/2 of S 1/2 of NE 1/4 of Parcel 2)

Taxing Unit 43, Parcel 53-8-7  
(Parcel 3)

Taxing Unit 43, Parcel 53-9-3  
(Parcel 4)



THIS INDENTURE WITNESSETH THAT:

POWERS-WILLIAMSON PARTNERSHIP, as to Parcel 1; PURDUE RESEARCH FOUNDATION, as Trustee, as to an undivided one-half (1/2) interest in Parcels 2, 3, and 4; EARLHAM COLLEGE, as Trustee, as to an undivided one-half (1/2) interest in Parcels 2, 3, and 4, (collectively, the 'Grantors') CONVEYS AND WARRANTS TO, POWERS-WILLIAMSON DEVELOPMENT COMPANY, LLC (the 'Grantee'), an Indiana limited liability company, for and in consideration of Ten Dollars (\$10.00), and other good and sufficient consideration, receipt of which is hereby acknowledged, the following described real estate, located in Lake County, Indiana:

Parcel 1: The Southwest Quarter of the Northeast Quarter; the North half of the Southeast Quarter; the Northeast Quarter of the Southwest Quarter, and the Northwest Quarter of the Southwest Quarter, all in Section 7, Township 35 North, Range 7 West of the Second Principal Meridian, in Lake County, Indiana, excepting therefrom the following: A strip of land in the North Half of the Southwest Quarter of said Section 7,

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

MAY 25 2004

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

\$2800  
STR  
DG

002050

said strip of land being 400 feet wide and lying 200 feet wide on each side of a centerline and said centerline produced, said centerline being described as follows: Beginning at a point on the South line of the North half of the Southwest Quarter of said Section 7, said point being 1031.64 feet West of the Southeast corner of the North half of the Southwest Quarter of said Section 7; thence North 08 degrees 17 minutes 30 seconds West a distance of 1337.1 feet more or less to a point on the North line of the Southwest Quarter of said Section 7, said point being 110.33 feet East of the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 7.

Parcel 2: The South half of the Southwest Quarter of Section 7, Township 35 North, Range 7 West of the Second Principal Meridian, in Lake County, Indiana, excepting therefrom the following parcels of land:

Exception 1: Part of the Southwest Quarter of Section 7, Township 35 North, Range 7 West of the Second Principal Meridian, in Lake County, Indiana, more particularly described as follows: Commencing at a point on the South line of said Section 7, said point being 346 feet East of the Southwest corner of said Section 7; thence East along the South line of said Section, a distance of 142 feet; thence North, parallel to the West line of said Section 7, a distance of 306.76 feet; thence West, parallel to the South line of said Section 7, a distance of 142 feet; thence South, parallel to the West line of said Section 7, a distance of 306.76 feet to the point of beginning.

Exception 2: A strip of land situated in Section 7, Township 35 North, Range 7 west of the Second Principal Meridian, in Lake County, Indiana, more particularly described as follows: A strip of land in the South half of the Southwest Quarter of said Section 7, said strip of land being 400 feet wide and lying 200 feet wide on each side of a centerline and said centerline produced, said centerline being described as follows: Beginning at a point on the South line of said Section 7, said point being 859.97 feet West of the Southeast corner of the Southwest Quarter of said Section 7. thence North 08 degrees 17 minutes 30 seconds West, a distance of 1335.8 feet, more or less, to a point on the North line of the South half of the Southwest Quarter of said Section 7, said point being 1031.64 feet West of the Northeast corner of the South half of the Southwest Quarter of said Section 7.

Exception 3: Part of the Southwest Quarter of Section 7, Township 35 North, Range 7 West of the Second Principal Meridian, in Lake County, Indiana, more particularly described as follows: Commencing at a point on the South line of said Section 7, said point being 204 feet East of the Southwest corner of said Section 7; thence East along the South line of said Section, a distance of 142 feet; thence North, parallel to the West line of said Section 7, a distance of 306.76 feet; thence West, parallel to the South line of said Section 7, a distance of 142 feet; thence South, parallel to the West line of said Section 7, a distance of 306.76 feet to the point of beginning.

Exception 4: The East 416.10 feet of the West 904.10 feet of the South 215.00 feet of the Southwest Quarter of Section 7, Township 35 North, Range 7 west of the Second Principal Meridian, in Lake County, Indiana.

Parcel 3: The South half of the South half of the Northeast Quarter and the Southeast Quarter all in Section 12, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, excepting therefrom the following described parcels of land:

Exception 1-A: Commencing at the Southwest corner of the Southeast Quarter of Section 12, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, and running thence East 204.15 feet in the South line of said Section 12; thence in an angle North 78 degrees 10 minutes West 210 feet to the West line of said Southeast Quarter of said Section 12; thence South 42 1/2 feet along the along the West line of the Southeast Quarter of said Section 12 to the place of beginning.

Exception 1-B: Part of the Southeast Quarter of Section 12, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, more particularly described as follows: Beginning at a point on the South line of said Section 12 and 40 feet West of the Southeast corner thereof; thence North 06 degrees 00 minutes 00 seconds West, 280 feet; thence North 25 degrees 00 minutes 00 seconds West, 340 feet; thence north 08 degrees 30 minutes 00 seconds West, 169.45 feet; thence North 90 degrees 00 minutes 00 seconds West and parallel to the South line of said Section 12, a distance of 351.99 feet; thence South 00 degrees 00 minutes 00 seconds West, 754.2 feet to the South line of said Section 12; thence South 90 degrees 00 minutes 00 seconds East, 550 feet to the point of beginning.

Except those parts of Parcels 2 and 3 lying within the following three exceptions:

Exception 1-C: Part of the Southwest Quarter of Section 7, Township 35 North, Range 7 West of the Second Principal Meridian and part of the Southeast Quarter of Section 12, Township 35 North, Range 8 West of the Second principal Meridian, in Lake County, Indiana, more particularly described as follows: Commencing at the Southwest corner of said Section 7; thence South 88 degrees 57 minutes 24 seconds East, along the South line of the Southwest Quarter of said Section 7, a distance of 20.37 feet to the point of beginning; thence North 06 degrees 00 minutes 00 seconds West, 186.47 feet to a point on the West line of the said Southwest Quarter that is 185.08 feet North of the Southwest corner of said Section 7; thence continuing North 06 degrees 00 minutes 00 seconds West, 110.25 feet; thence North 25 degrees 00 minutes 00 seconds West; 13.64 feet; thence South 88 degrees 57 minutes 24 seconds East, 17.87 feet to a point on the East line of the Southeast Quarter of said Section 12 that is 306.76 feet North of the Southeast corner of said Section 12; thence continuing South 88 degrees 57 minutes 24 seconds East, 204.00 feet; thence South 00 degrees 16 minutes 18 seconds West, 306.76 feet to the South line of the Southwest Quarter of said Section 7; thence North 88 degrees 57 minutes 24 seconds West, along said South line, 183.63 feet to the point of beginning.

Exception 1-D: Part of the Southwest Quarter of Section 7, Township 35 North, Range 7 West of the Second Principal Meridian and part of the Southeast Quarter of Section 12,

Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 7; thence north 00 degrees 16 minutes 18 seconds East, along the West line of said Southwest Quarter, 366.77 feet to the point of beginning; thence North 88 degrees 57 minutes 24 seconds West, 46.38 feet; thence North 25 degrees 00 minutes 00 seconds West, 260.92 feet; thence North 08 degrees 30 minutes 00 seconds West, 170.11 feet; thence North 26 degrees 13 minutes 29 seconds West, 148.91 feet; thence north 06 degrees 27 minutes 56 seconds West, 456.65 feet; thence South 48 degrees 13 minutes 30 seconds East, 281.25 feet; thence South 19 degrees 30 minutes 40 seconds East, 113.93 feet; thence South 05 degrees 32 minutes 22 seconds West, 394.34 feet; thence North 72 degrees 26 minutes 07 seconds East, 95.30 feet to the West line of the Southeast Quarter of said Section 12; thence continuing North 72 degrees 26 minutes 07 seconds east 289.21 feet; thence South 22 degrees 39 minutes 43 seconds East, 115.00 feet; thence South 00 degrees 16 minutes 18 seconds West, 321.37 feet; thence North 88 degrees 57 minutes 24 seconds West, 320.15 feet to the point of beginning.

Exception 1-E: Part of the Southwest Quarter of Section 7, Township 35 North, Range 7 West of the Second Principal Meridian, in Lake County, Indiana, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 7; thence South 88 degrees 57 minutes 24 seconds east, along the South line of said Southwest Quarter, 904.10 feet to the point of beginning; thence North 00 degrees 16 minutes 18 seconds East, 215.00 feet; thence North 88 degrees 57 minutes 24 seconds West, 416.10 feet; thence North 00 degrees 16 minutes 18 seconds East, 91.76 feet; thence North 88 degrees 57 minutes 24 seconds West, 107.85 feet; thence North 00 degrees 16 minutes 18 seconds East, 394.37 feet; thence North 22 degrees 39 minutes 43 seconds West, 114.99 feet; thence North 00 degrees 16 minutes 18 seconds East 189.35 feet; thence South 88 degrees 57 minutes 24 seconds East, 934.16 feet; thence South 00 degrees 16 minutes 18 seconds West, 359.47 feet; thence South 04 degrees 46 minutes 06 seconds East, 639.53 feet to the South line of the Southwest Quarter of said Section 7; thence North 88 degrees 57 minutes 24 seconds West, along the South line of said Southwest Quarter, 421.59 feet to the point of beginning.

Parcel 4: The part of the East half of the Northeast Quarter lying Northerly of the right of way of the Chicago and Grand Trunk Railway Company, in Section 13, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana.

(collectively, the "Real Estate").

The Grantors convey and warrant to the Grantee the Real Estate subject to any and all covenants, easements, rights-of-way, and other restrictions of record.

Further, the Grantors warrant and convey to the Grantee the Real Estate subject to real property taxes for the year 2003, payable in 2004, and all subsequent taxes.



The Grantors certify that: (a) This Warranty Deed is executed in accordance with and pursuant to the terms, conditions, and provisions of the unrecorded Trust Agreement under which title to the Real Estate is held; (b) The Trustees have full power and authority to execute this Warranty Deed; and the Trust is in full force and effect, and has not been amended or revoked.

The undersigned persons executing this Deed represent and certify on behalf of the respective Grantor that each of the undersigned is a duly elected officer of that Grantor, and has been fully empowered by proper Resolution, or the By-Laws of the respective Grantor to execute and deliver this Deed; that the respective Grantor is a corporation in existence and in good standing in the State of its origin, and, where required, in the State where the Real Estate is situated; that the respective Grantor has filed all corporate annual reports with the Secretary of State in the state of its origin, and, where required, in the State where the Real Estate is situated; that the respective 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.

IN WITNESS WHEREOF, the above-named Grantors have executed this Warranty Deed on this 11 day of May, 2004.

**Document is NOT OFFICIAL!**  
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PURDUE RESEARCH FOUNDATION  
as Trustee

By: Joseph B. Hornett  
Joseph B. Hornett  
Senior Vice President and Treasurer

ATTEST:

By: Shirley A. Drake  
~~Bruce L. Polshing~~ Shirley A. Drake  
~~Investment Officer/Corporate Secretary~~  
Controller + Assistant Secretary



EARLHAM COLLEGE  
as Trustee

By: Richard K. Smith  
Name: Richard K. Smith  
Title: VP - Financial Affairs

ATTEST:

By: Elaine Bohlander  
Name: ELAINE Bohlander  
Title: secretary

POWERS-WILLIAMSON PARTNERSHIP

By: [Signature]  
Name: Joe P. Williamson  
Title: Partner



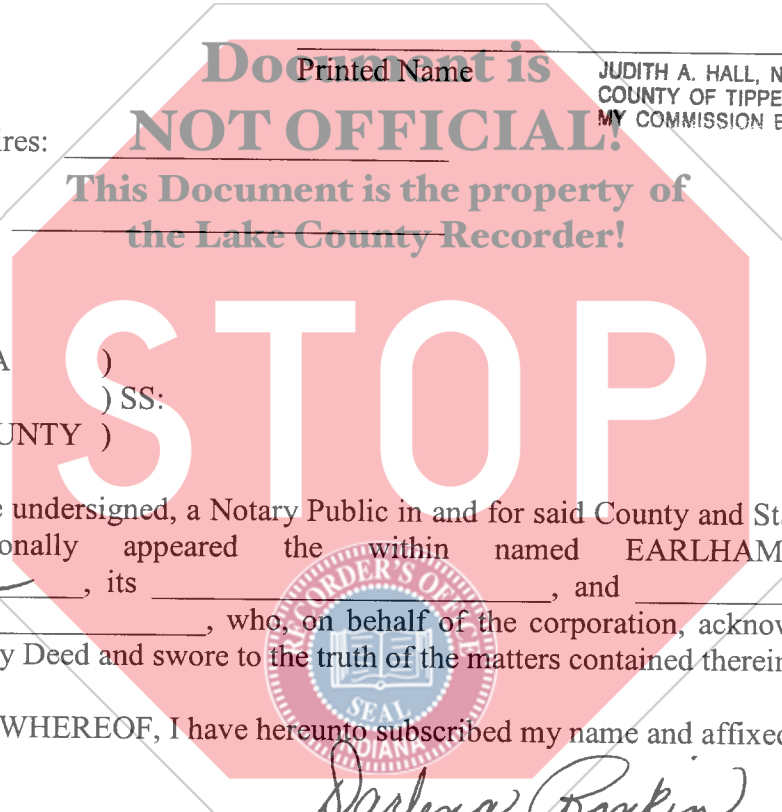
STATE OF INDIANA )  
 ) SS:  
TIPPECANOE COUNTY )

Before me, the undersigned, a Notary Public in and for said County and State, this 11 day of May, 2004, personally appeared the within named PURDUE RESEARCH FOUNDATION, by Joseph B. Hornett, its Senior Vice President and Treasurer, and ~~Bruce L. Pershing, its Investment Officer and Corporate Secretary~~, who, on behalf of the corporation, acknowledged execution of the foregoing Warranty Deed and swore to the truth of the matters contained therein.

*Shirley A. Drake Controller + Asst. Secretary*

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

Judith A Hall  
Notary Public



My Commission Expires: \_\_\_\_\_

County of Residence: \_\_\_\_\_

Printed Name  
JUDITH A. HALL, NOTARY PUBLIC  
COUNTY OF TIPPECANOE  
MY COMMISSION EXPIRES JULY 31, 2008

STATE OF INDIANA )  
 ) SS:  
Wayne COUNTY )

Before me, the undersigned, a Notary Public in and for said County and State, this 10th day of May, 2004, personally appeared the within named EARLHAM COLLEGE, by VP for Finance, its \_\_\_\_\_, and \_\_\_\_\_, its \_\_\_\_\_, who, on behalf of the corporation, 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.

Darlana Rankin  
Notary Public

Darlana Rankin  
Printed Name

My Commission Expires: Nov 6, 2010

County of Residence: Wayne

STATE OF INDIANA )  
 ) SS:  
Lake COUNTY )

Before me, the undersigned, a Notary Public in and for said County and State, this 12 day of May, 2004, personally appeared the within named POWERS-WILLIAMSON PARTNERSHIP, by Joe P. Williamson, its Partner, and \_\_\_\_\_, its \_\_\_\_\_, who, on behalf of the partnership, acknowledged execution of the foregoing Warranty Deed and swore to the truth of the matters contained therein.

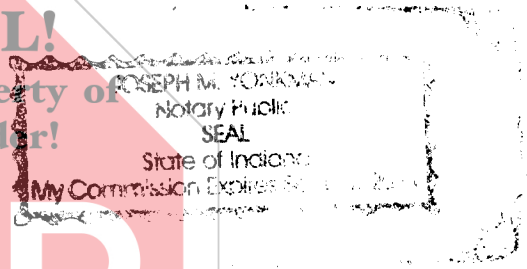
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

JM  
\_\_\_\_\_  
Notary Public

Joseph M. Yonkman  
\_\_\_\_\_  
Printed Name

My Commission Expires: 9-3-11

County of Residence: LAKE



This Warranty Deed was prepared by:  
Marianne Mitten Owen, Esq.  
STUART & BRANIGIN LLP  
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E-mail: [mmo@stuartlaw.com](mailto:mmo@stuartlaw.com)

