

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2005 046005

2005 JUN -6 AM 9:58

Form WD-1  
8/98

**WARRANTY DEED**

MICHAEL A. BROWN  
RECORDER

Project: STP-4320(003)  
Code: 3627  
Parcel: 71  
Page: 1 of 2

**THIS INDENTURE WITNESSETH**, That Northern Indiana Public Service Company, an Indiana corporation

the Grantor(s), of Lake County, State of Indiana Convey(s) and  
Warrant(s) to the **STATE OF INDIANA**, the Grantee, for and in consideration of the sum of Two hundred and 00/100---  
-----Dollars(\$ 200.00 )  
(of which said sum \$ 200.00 represents land and improvements acquired and \$ 0.00  
represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate  
situated in the County of Elkhart, State of Indiana, and being more particularly described in the legal  
description(s) 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 Grantor(s) assume(s) and agree(s) to pay the 2004 payable 2005 real estate taxes on the above described real estate.

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

**MARK G. AHEARN**  
ATTORNEY AT LAW



TRANSACTION EXEMPT FROM SALES  
DISCLOSURE REQUIREMENTS UNDER  
IC6-1-1-5-5

**NOT-TAXABLE**

JUN - 3 2005

**STEPHEN R. STIGLICH**  
LAKE COUNTY AUDITOR

**00037A**

Me

Project: STP-4320(003)  
Code: 3627  
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Page: 2 of 2

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that he is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the 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.

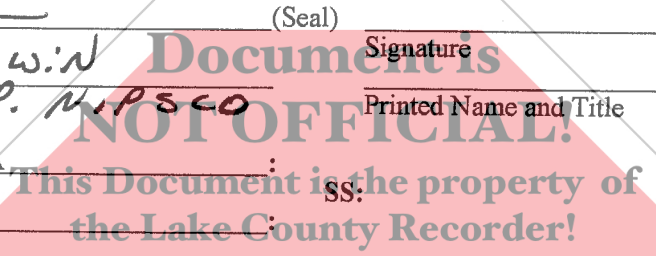
IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 23<sup>rd</sup> day of MARCH, 2005.

Northern Indiana Public Service Company, an Indiana corporation

By: [Signature] (Seal) \_\_\_\_\_ (Seal)  
Signature JERRY L. GODWIN Signature \_\_\_\_\_  
Printed Name and Title V.P. NIPSCO Printed Name and Title \_\_\_\_\_

STATE OF INDIANA

COUNTY OF LAKE



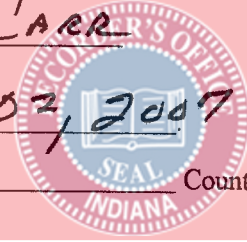
Before me, a Notary Public in and for said State and County, personally appeared JERRY L. GODWIN of Northern Indiana Public Service Company, an Indiana corporation, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be their voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 23<sup>rd</sup> day of MARCH, 2005.

Signature [Signature]  
Printed Name JOHN R. CARR

My Commission expires MAY 02, 2007

I am a resident of LA PORTE County.



JOHN R CARR, III  
Notary Public, State of Indiana  
County of Laporte  
My Commission Expires May 02, 2007

**EXHIBIT "A"**

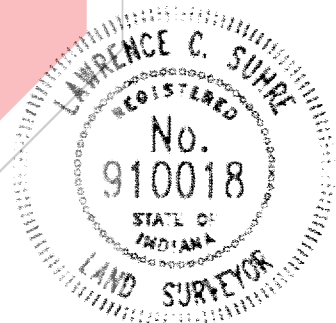
Project: STP-4320(003)  
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Sheet 1 of 1  
WD-1  
Fee Simple

A part of the North Half of the Southwest Quarter of the Southeast Quarter of Section 34, Township 38 North, Range 6 East, Elkhart County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat marked as Exhibit "B", described as follows: Commencing at the northeast corner of said quarter section, designated as point "579" on said parcel plat; thence South 89 degrees 38 minutes 57 seconds West 1,332.12 feet (406.030 meters) (1,332.05 by Instrument No. 2004-14641) along the north line of said quarter section to the northeast corner of the West Half of said quarter section; thence South 0 degrees 22 minutes 58 seconds East 1,933.60 feet (589.361 meters) along the east line of the West Half of said quarter section to the point of beginning of this description: thence continuing South 0 degrees 22 minutes 58 seconds East 18.87 feet (5.752 meters) along said east line to the south line of the grantor's land; thence South 89 degrees 31 minutes 02 seconds West 44.70 feet (13.625 meters) along said south line; thence North 56 degrees 24 minutes 45 seconds East 34.52 feet (10.522 meters) to the west boundary of S.R. 15 at point "836" designated on said parcel plat; thence North 89 degrees 27 minutes 50 seconds East 15.81 feet (4.819 meters) to the point of beginning and containing 0.013 acres (0.0052 hectares), more or less, inclusive of the presently existing right-of-way which contains 0.007 acres (0.0028 hectares), more or less. The portion of the above-described real estate which is not already embraced within the presently existing right-of-way contains 0.006 acres (0.0024 hectares), more or less.

This description was prepared for the Indiana Department of Transportation by Lawrence C. Suhre, Indiana Registered Land Surveyor, License No. 910018, on the 6<sup>th</sup> day of January, 2005.

This description was written from information obtained from the recorder's office and other sources which were not necessarily checked by a field survey.



*Lawrence C. Suhre*

RIGHT-OF-WAY PARCEL PLAT  
PREPARED FOR INDIANA DEPARTMENT OF TRANSPORTATION

PARCEL: 71  
PROJECT: STP-4320(003)  
ROAD: S.R. 15  
COUNTY: ELKHART  
SECTION: 34  
TOWNSHIP: 38 N.  
RANGE: 6 E.

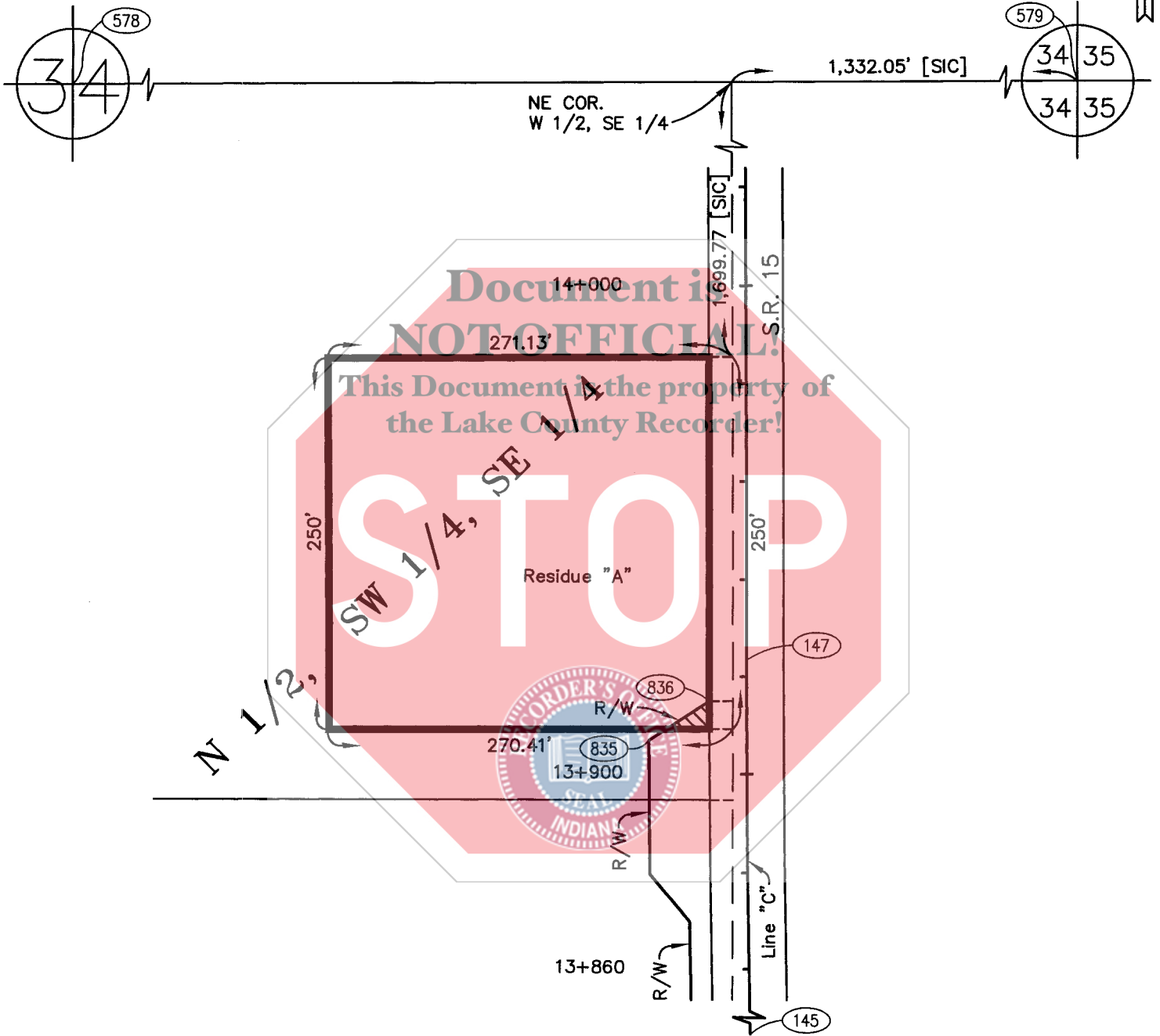
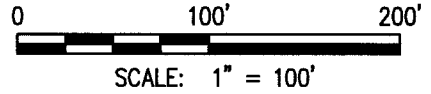
OWNER: NORTHERN INDIANA PUBLIC SERVICE COMPANY  
INSTRUMENT NO. 2004-14641 DATED: 4-12-04

L.A. CODE: 3627  
DES. NO.: 8354420  
DRAWN BY: P.A. McCALLISTER, 1-4-05  
CHECKED BY: J.R. RITTER, 1-05-05



Hatched area is the approximate taking.

Dimensions shown below are from the above listed record documents.  
Centerline stationing tic marks are shown at 20 meter intervals.



This plat was prepared from information obtained from the recorder's office and other sources which were not necessarily checked by a field survey.

RIGHT-OF-WAY PARCEL PLAT  
 PREPARED FOR INDIANA DEPARTMENT OF TRANSPORTATION

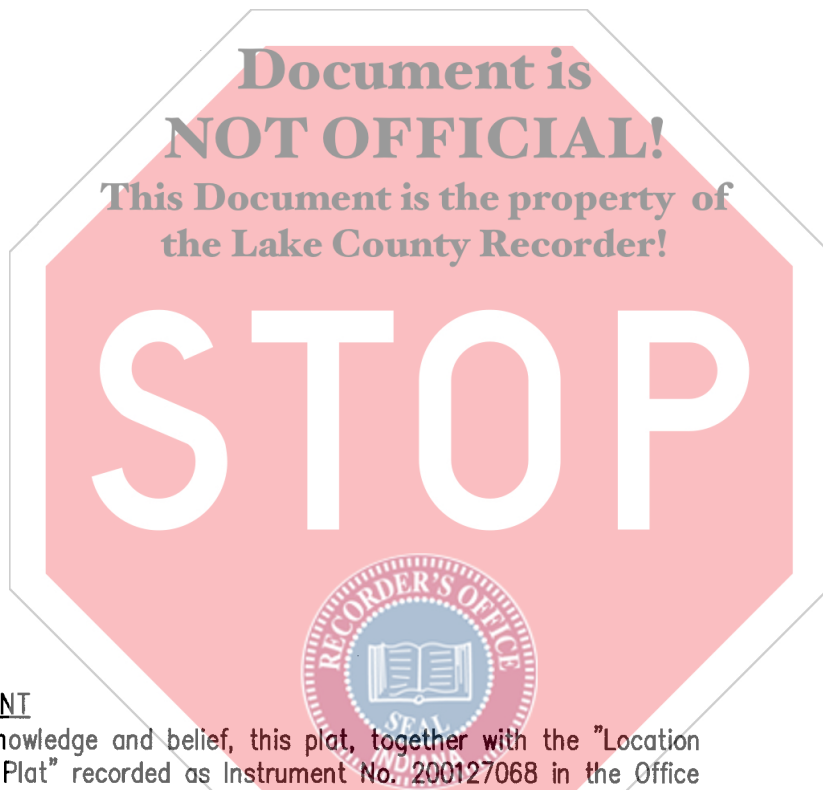
PARCEL: 71  
 PROJECT: STP-4320(003)  
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 RANGE: 6 E.

OWNER: NORTHERN INDIANA PUBLIC SERVICE COMPANY

L.A. CODE: 3627  
 DES. NO.: 8354420  
 DRAWN BY: P.A. McCALLISTER, 1-4-05  
 CHECKED BY: J.R. RITTER, 1-5-05

POINT REFERENCE TABLE (METRIC UNITS)					
(NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES)					
POINT	CENTERLINE	STATION	OFFSET	NORTHING	EASTING
145	"C"	+PC(13+743.959)	0	8750.1279	5355.3765
147	"C"	+PT(13+923.408)	0	8929.4487	5349.2232
578	-	-	-	9507.8760	4936.5310
579	-	-	-	9512.8480	5748.5770
835	"C"	13+907.000	20.000 Lt	8912.8051	5329.3771
836	"C"	13+915.000	R(7.620) Lt	8920.9695	5341.6714

\* See "Location Control Route Survey Plat"



SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey Plat" recorded as Instrument No. 200127068 in the Office of the Recorder of Elkhart County, Indiana, (incorporated herein and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12, (Rule 12).

**First Group**  
 Engineering Inc.  
 5714 W. 74th Street,  
 Indianapolis, Indiana  
 Phone (317) 290-9549

*Lawrence C. Suhre* 1-6-05  
 \_\_\_\_\_  
 Lawrence C. Suhre Date  
 Reg. Land Surveyor No. 910018  
 State of Indiana

