

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2005 048776

2005 JUN 14 AM 9:24

MICHAEL A. FROWN  
RECORDER

4

Form WD-1  
8/98

**WARRANTY DEED**

Project: Lake Co. Bridge 52  
Parcel: 3  
Page: 1 of 2

**THIS INDENTURE WITNESSETH**, That Town of Lowell, the Grantor(s), of Lake County, State of Indiana Convey(s) and Warrant(s) to the **LAKE COUNTY, INDIANA**, the Grantee, for and in consideration of the sum of Four Thousand Seven Hundred Twenty Five and NO/100 Dollars (\$4,725.00) (of which said sum \$4,725.00 represents land and improvements acquired and \$-0- 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(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.

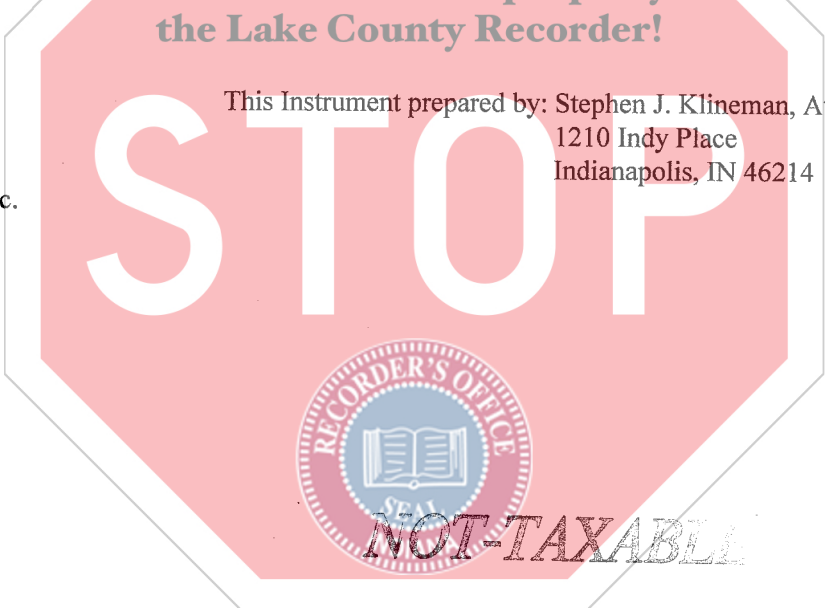
This conveyance is subject to any and all easements, conditions and restrictions of record.

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.

Document is  
Not Valid  
the Lake County Recorder!

This Instrument prepared by: Stephen J. Klineman, Attorney at Law  
1210 Indy Place  
Indianapolis, IN 46214

Mail To:  
American Consulting, Inc.  
7260 Shadeland Station  
Indianapolis, IN 46256  
I.C. 8-23-7-31



FEB 24 2005

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

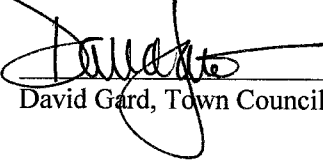
N/c  
LP

001921

Project: Lake Co. Bridge 52  
Parcel: 3  
Page: 2 of 2

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 13th day of September, 2004.

Town of Lowell

  
\_\_\_\_\_  
David Gard, Town Council President

STATE OF Indiana :

SS:

COUNTY OF Lake

Before me, a Notary Public in and for said State and County, personally appeared David Gard, Town Council President

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.

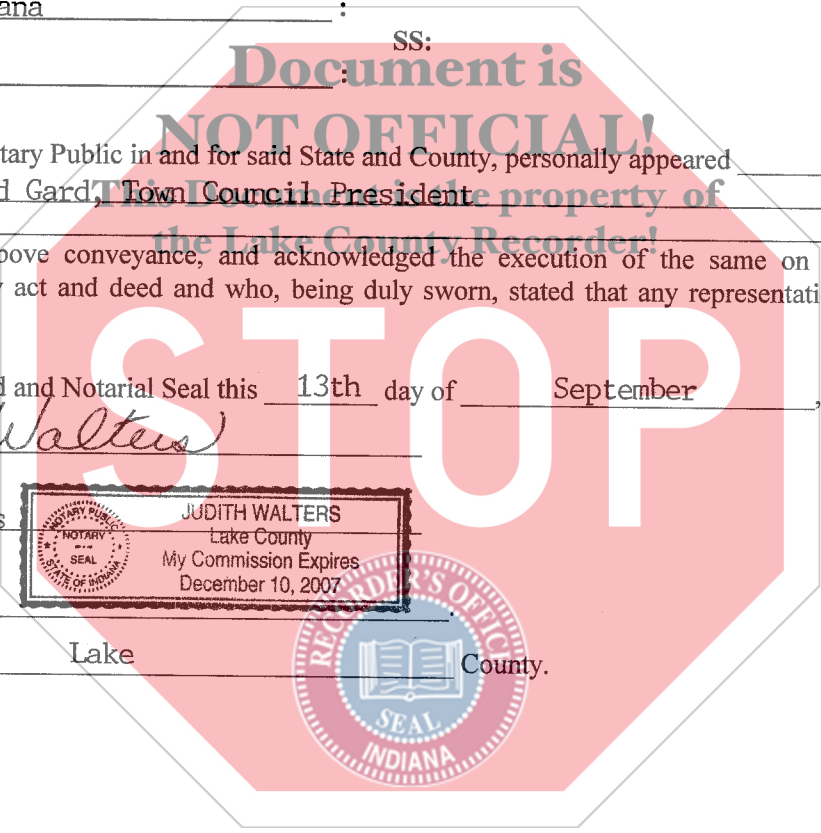
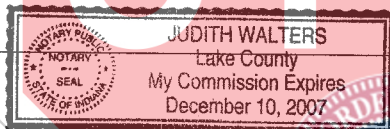
Witness my hand and Notarial Seal this 13th day of September, 2004

Signature

Judith Walters  
Printed Name

My Commission expires

I am a resident of Lake County.



**EXHIBIT "A"**

Sheet 1 of 1

Project: Lake County Bridge #52

Parcel 3 Fee

A part of the South Half of the Southwest Quarter of Section 13, Township 33 North, Range 9 West, Lake 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 "EXHIBIT "B", described as follows:  
Commencing at the northwest corner of said half-quarter section; thence South 89 degrees 36 minutes 40 seconds East along the north line of said half-quarter section 1,166.82 feet to the centerline of Cedar Creek; thence South 38 degrees 06 minutes 23 seconds West along the centerline of Cedar Creek 25.28 feet to the south boundary of 171<sup>st</sup> Avenue and the point of beginning of this description: thence South 89 degrees 36 minutes 40 seconds East along the south boundary of said 171<sup>st</sup> Avenue 334.29 feet to the northeastern corner of the grantor's land; thence South 80 degrees 15 minutes 44 seconds West 148.97 feet; thence South 87 degrees 30 minutes 56 seconds West 216.57 feet to the centerline of said Cedar Creek; thence North 38 degrees 06 minutes 23 seconds East along said centerline 46.84 feet to the point of beginning and containing 0.189 acres, more or less.

This description was prepared by Daniel G. Kovert, Indiana Registered Land Surveyor, License Number 29300002, on the 26<sup>th</sup> day of April, 2004.

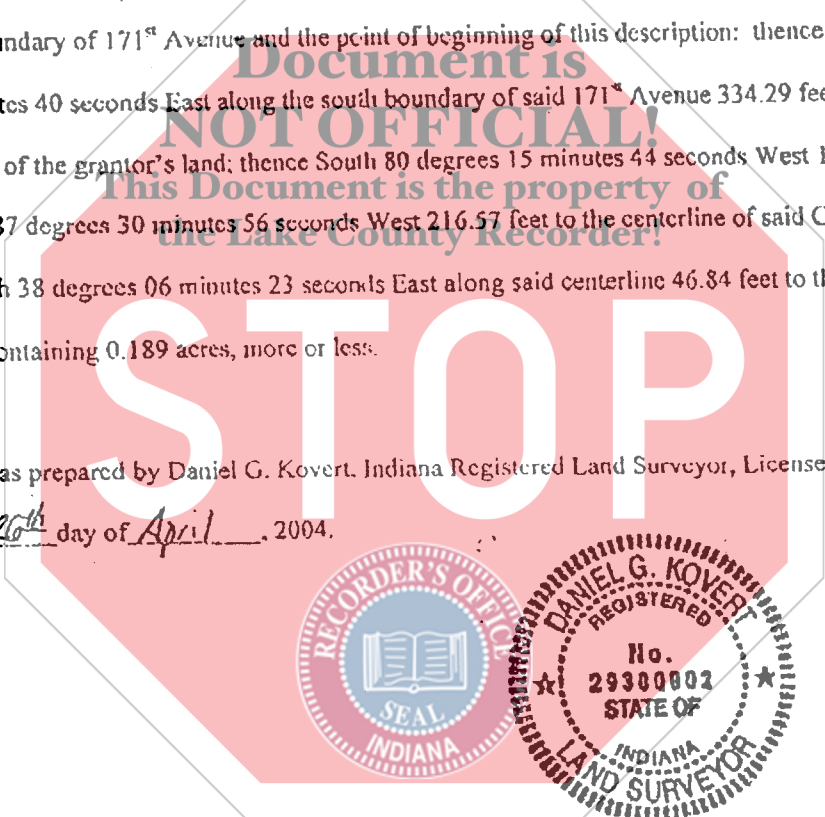


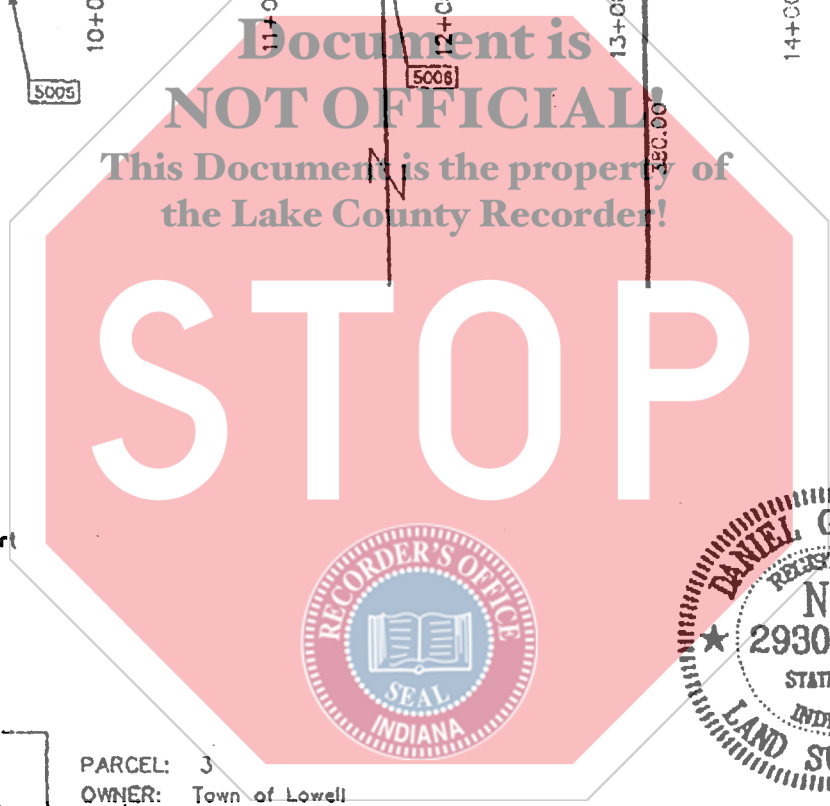
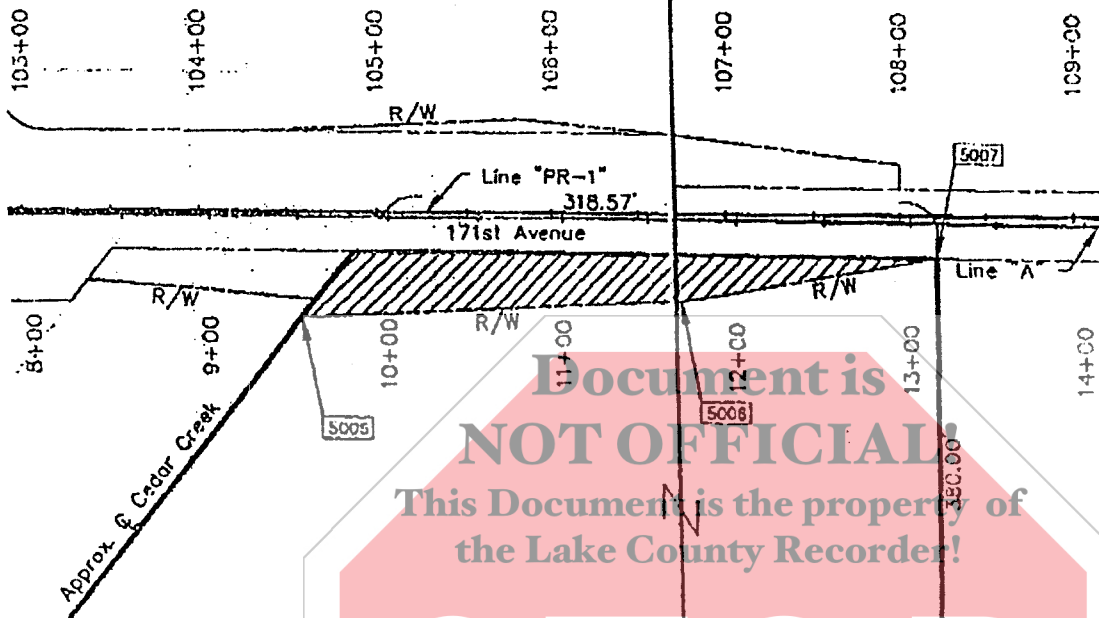
EXHIBIT "B"  
RIGHT-OF-WAY PARCEL PLAT



1" = 100'



HATCHED AREA IS THE APPROXIMATE TAKING



DRAWN BY: G.M. Quebe  
CHECKED BY: D.G. Kovert



**BEACON**  
Surveying & Engineering  
6251 Winthrop Ave., Suite 3 Indianapolis, IN 46220  
Phone 317.202.0525 Fax 317.202.0622

PARCEL: 3  
OWNER: Town of Lowell  
PROJECT: Lake County Bridge #52  
COUNTY: Lake  
SECTION: 13  
TOWNSHIP: 33N  
RANGE: 9W

*Daniel G. Kovert*  
Daniel G. Kovert  
Reg. Land Surveyor No. LS29300002  
State of Indiana