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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2005 048777

2005 JUN 14 AM 9:24

Form WD-1  
8/98

**WARRANTY DEED**

MICHAEL A. STOWN  
RECORDER

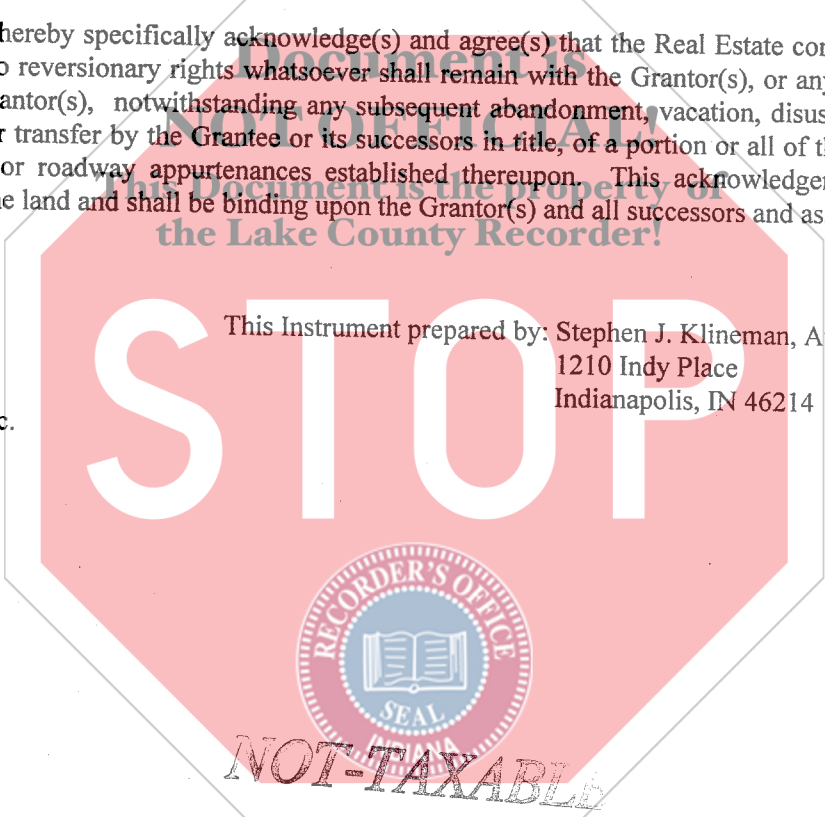
Project: Lake Co. Bridge 52  
Parcel: 4  
Page: 1 of 2

**THIS INDENTURE WITNESSETH**, That EDWARD E. BRADBURY AND ELAINE L. BRADBURY, husband and wife, 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 One Thousand Six Hundred Fifty and NO/100 Dollars (\$1,650.00) (of which said sum \$1,650.00 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.

This Document is the property of 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  
EP

001922

Project: Lake Co. Bridge 52  
Parcel: 4  
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IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument this 28<sup>th</sup> day of September, 2004.

Edward E. Bradbury  
Edward E. Bradbury

Elaine L. Bradbury  
Elaine L. Bradbury

STATE OF Indiana :

COUNTY OF Lake SS:

Before me, a Notary Public in and for said State and County, personally appeared Edward E. Bradbury and Elaine L. Bradbury Edward

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.

Stephen J. Klineman Witness my hand and Notarial Seal this 28<sup>th</sup> day of September, 2004  
Signature

Printed Name \_\_\_\_\_

My Commission expires \_\_\_\_\_

I am a resident of \_\_\_\_\_

County.

STEPHEN J. KLINEMAN  
Notary Public, State of Indiana  
County of Marion  
My Commission Expires Apr. 16, 2008

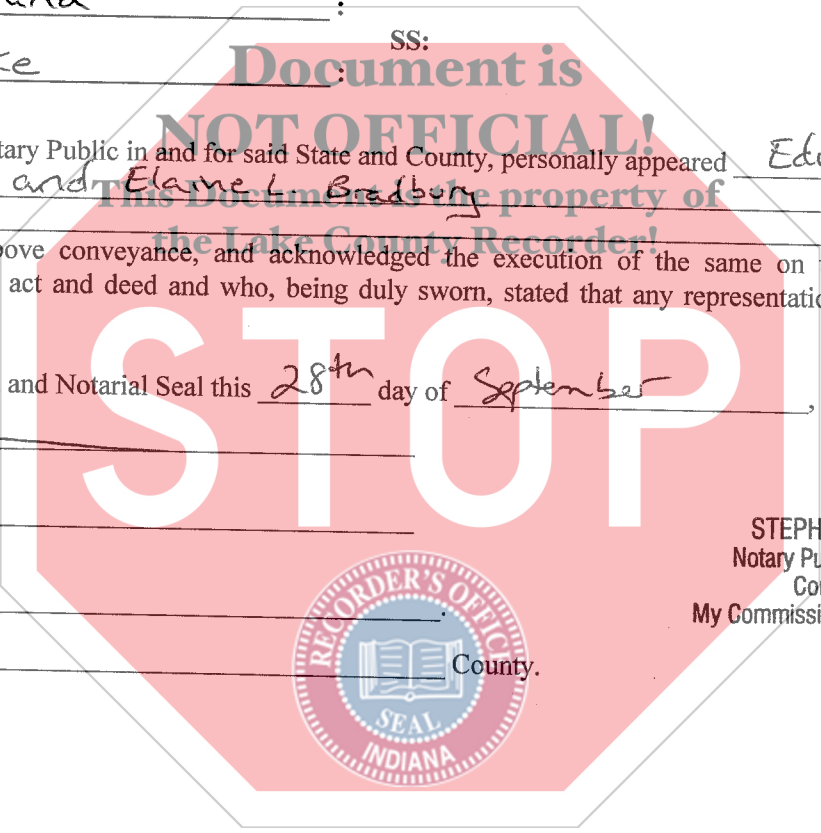


EXHIBIT "A"

Project Lake County Bridge #52

Parcel 4 Fee

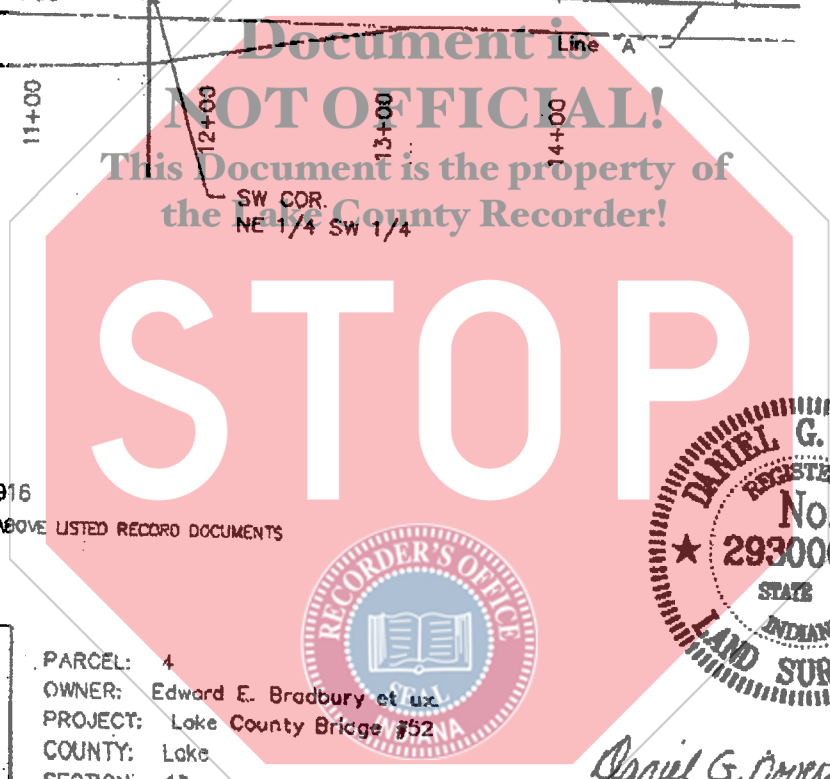
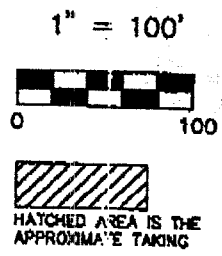
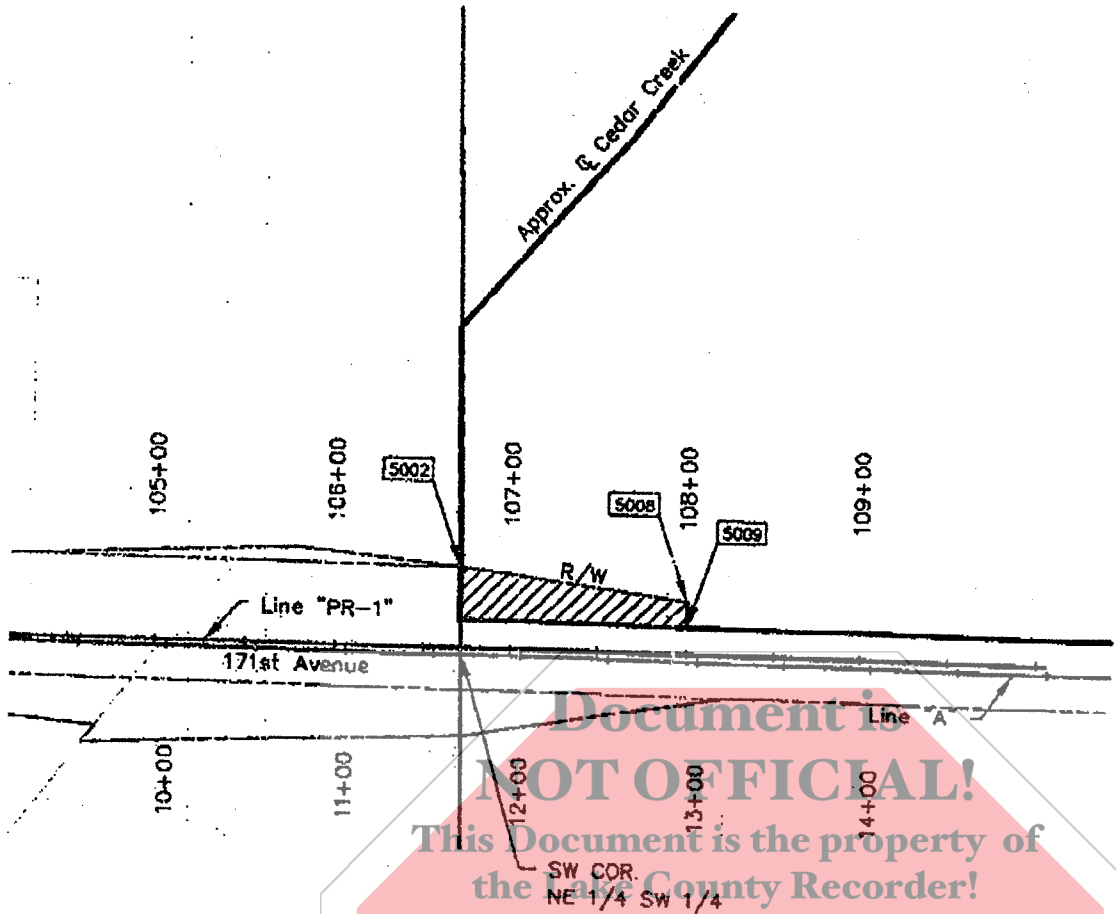
A part of the Northeast Quarter of the Southwest Quarter of Section 13, Township 33 North, Range 9 West, Lake County, Indiana, and being that part of the grantors' land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat marked "EXHIBIT "B", described as follows: Beginning at a point on the west line of the said quarter-quarter section North 0 degrees 42 minutes 39 seconds West 20.00 feet from the southwest corner of said quarter-quarter section, which point of beginning is on the north boundary of 171<sup>st</sup> Avenue; thence North 0 degrees 42 minutes 39 seconds West along the west line of said quarter-quarter section 30.01 feet; thence South 82 degrees 41 minutes 32 seconds East 130.38 feet; thence South 0 degrees 09 minutes 44 seconds West 14.30 feet to the north boundary of 171<sup>st</sup> Avenue; thence North 89 degrees 36 minutes 40 seconds West along the boundary of said 171<sup>st</sup> Avenue 128.91 feet to the point of beginning and containing 0.066 acres, more or less.

This Document is the property of the Lake County Recorder!

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



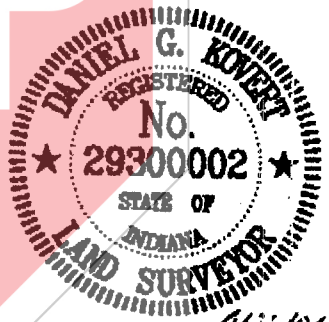
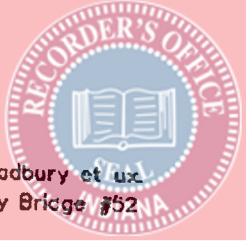
DRAWN BY: G.M. Quebe  
CHECKED BY: D.G. Kovert

INSTRUMENT NO. 2001-065916  
DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS

**BEACON**  
Surveying & Engineering

6251 Windrop Ave., Suite 3 Indianapolis, IN 46220  
Phone 317.202.0525 Fax 317.202.0522

PARCEL: 4  
OWNER: Edward E. Bradbury et ux  
PROJECT: Lake County Bridge #52  
COUNTY: Lake  
SECTION: 13  
TOWNSHIP: 33N  
RANGE: 9W



*Daniel G. Kovert*  
4/24/04  
Daniel G. Kovert  
Reg. Land Surveyor No. LS29300002  
State of Indiana