

2005 048779

2005 JUN 14 AM 9:24

MICHAEL A. BROWN  
RECORDER

Form WD-1  
8/98

**WARRANTY DEED**

Project: Lake Co. Bridge 117  
Parcel: 2  
Page: 1 of 2

**THIS INDENTURE WITNESSETH**, That ROMEO Y. ESTACIO and BELEN T. ESTACIO, as Trustees, under the provisions of Trust Number LTRYE101, Dated November 17, 1995, 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 Five Thousand and NO/100 Dollars (\$5,000.00) (of which said sum \$5,000.00 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.

The undersigned person executing this deed represents and certifies that he/she is a Trustee of LTRYE101, DATED 11/17/95; and that pursuant to the Trust Agreement, has full authority to manage the affairs of said Trust and sign and execute documents on its behalf, that this authority has not been revoked; and therefore, he/she is fully authorized and empowered to convey to the State of Indiana real estate of the Trust; and on the date of execution of said conveyance instruments, he/she had full authority to so act.

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



**NOT-TAXABLE**

FEB 24 2005

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

001924

*M/C*  
*JP*

Project: Lake Co. Bridge 117  
Parcel: 2  
Page: 2 of 2

IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument this 6<sup>th</sup> day of August, 2004.

Trust No. LTRYE101

By: Romeo Y. Estacio  
Romeo Y. Estacio, Trustee

By: Belen T. Estacio  
Belen T. Estacio, Trustee

STATE OF Indiana :

COUNTY OF Lake : SS:

Before me, a Notary Public in and for said State and County, personally appeared Romeo Y. ESTACIO, AND Belen T. ESTACIO,  
Trustee Trustee of TRUST LTRYE101,  
the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be  
voluntary act and deed and who, being duly sworn, stated that any representations contained therein are  
true.

Witness my hand and Notarial Seal this 6<sup>th</sup> day of August, 2004.  
Signature Angeline Budzowski

Printed Name Angeline Budzowski

My Commission expires April 13, 2009

I am a resident of Lake County.

ANGELINE BUDZOWSKI  
NOTARY PUBLIC, Lake County, Indiana  
My Commission Expires April 13, 2009  
Resident of Lake County, Indiana



**EXHIBIT "A"**

Project:

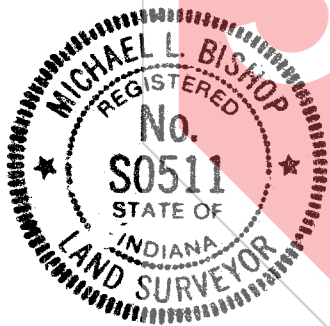
Sheet 1 of 1

Code:

Parcel 2 Fee

A part of Lot 8 in Knightsbridge 1<sup>st</sup> Addition to the Town of Schererville, Indiana, the plat of which is recorded in Plat Book 46, page 58 in the Office of the Recorder of 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:

Beginning at the northeast corner of said Lot 8; thence South 0 degrees 00 minutes 00 seconds West 13.43 feet along the east line of said Lot 8 to a southeast corner of said Lot 8; thence South 32 degrees 03 minutes 06 seconds West 52.72 feet along the southeastern line of said Lot 8 to point designated "201" on said Right-of-Way Parcel Plat; thence North 57 degrees 57 minutes 56 seconds West 14.18 feet to point designated "202" on said Parcel Plat; thence North 12 degrees 32 minutes 30 seconds East 46.06 feet to point designated "203" on said Parcel Plat; thence North 53 degrees 34 minutes 44 seconds East 18.64 feet to the northeastern line of said Lot 8 and point designated "204" on said Parcel Plat; thence South 70 degrees 03 minutes 42 seconds East 15.96 feet along said northeastern line to the point of beginning and containing 1413 square feet, more or less.



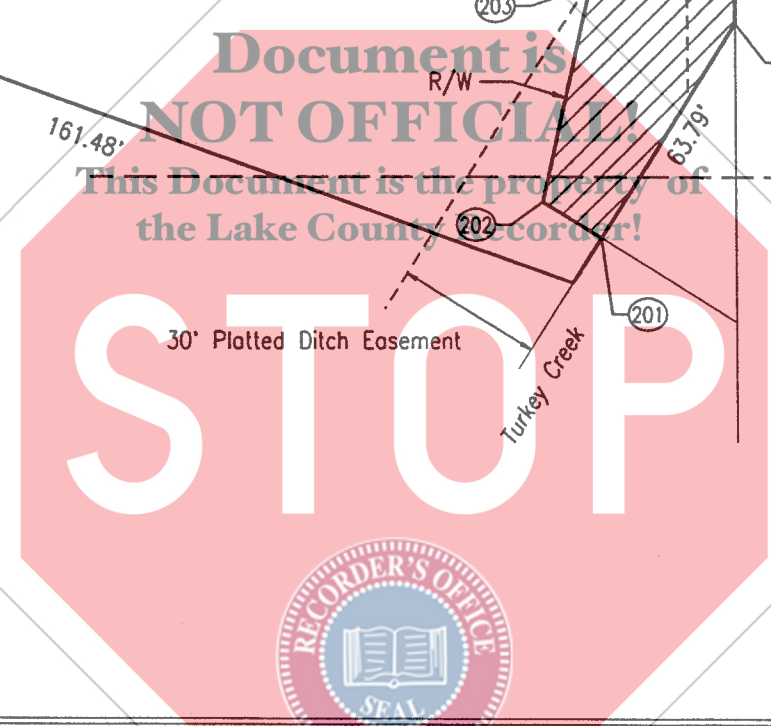
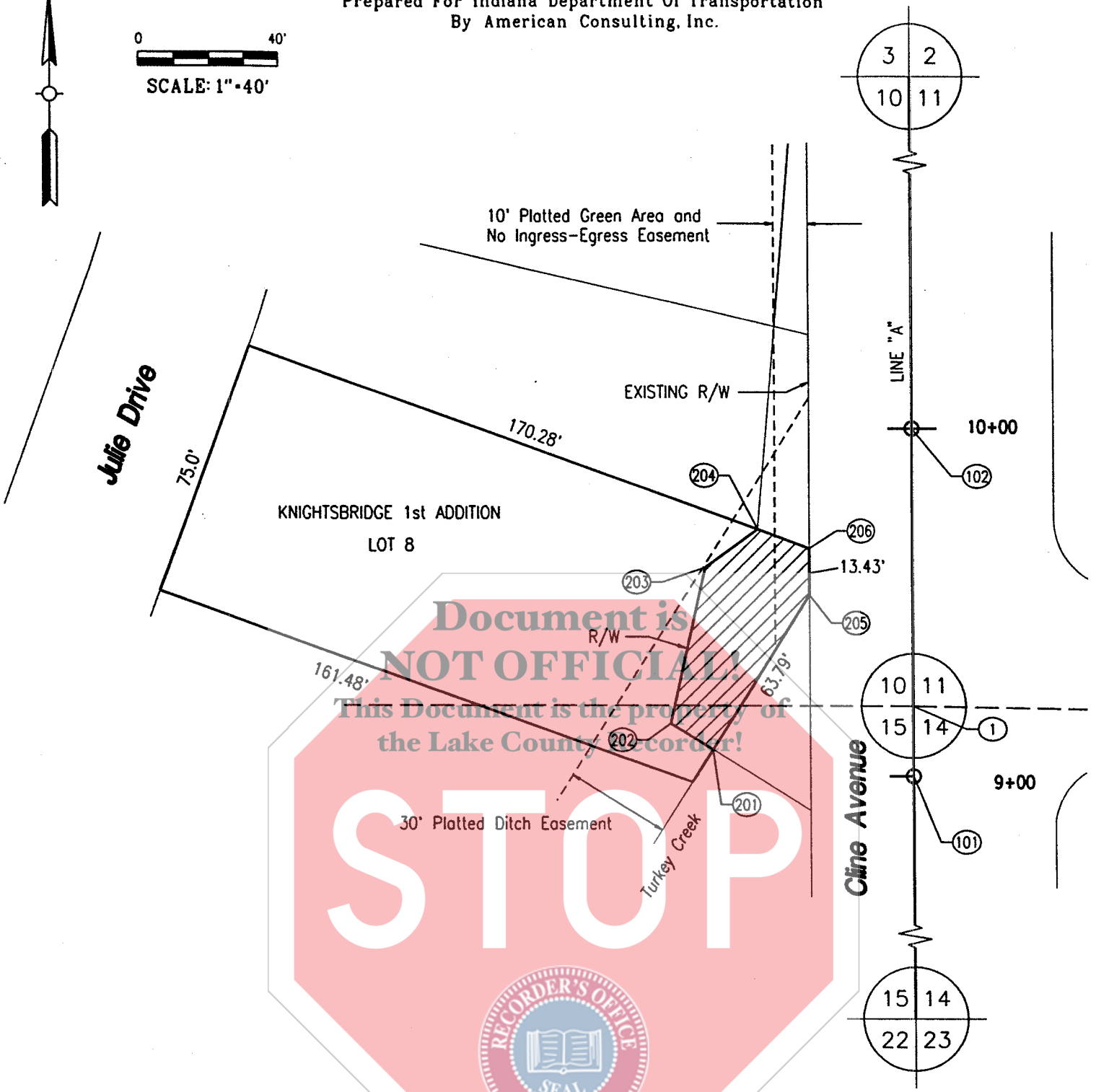
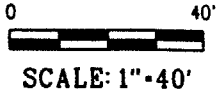
Given under my hand and seal 6-30-04



Michael L. Bishop  
Michael L. Bishop  
Registered Land Surveyor No. S0511

# RIGHT-OF-WAY PARCEL PLAT

Prepared For Indiana Department Of Transportation  
By American Consulting, Inc.



 HATCHED AREA IS THE APPROXIMATE TAKING

OWNER: ROMEO Y. ESTACHIO & BELEN T. ESTACHIO AS TRUSTEES  
 PARCEL: 2  
 CODE:  
 PROJECT: BRIDGE 117  
 ROAD: CLINE AVENUE  
 COUNTY: LAKE  
 SECTION: 10 & 15  
 TOWNSHIP: 35 NORTH  
 RANGE: 9 WEST

DRAWN BY:  
 CHECKED BY: MLB  
 DES. NO.:

DEED IN TRUST - INSTR. No. 96031124 DATED MAY 1, 1996

THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.

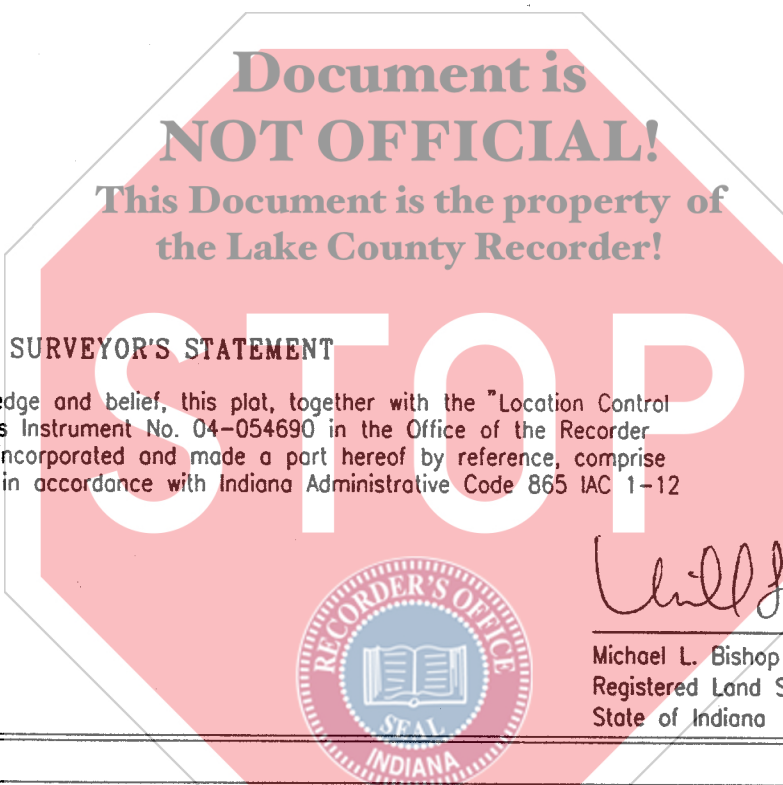
**RIGHT-OF-WAY PARCEL PLAT**

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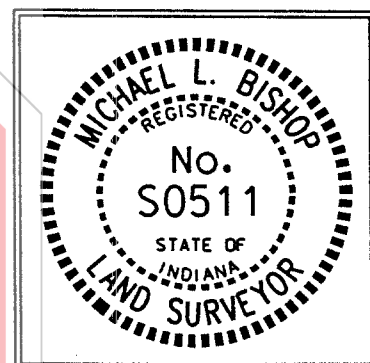
**POINT REFERENCE CHART (Feet)**

POINT	NORTH	EAST	STATION	OFFSET	LINE
1	10000.0000	10000.0000			
101	9979.6900	9999.9897	P.O.T. 9+00.00		A
102	10079.6900	10000.0000	P.O.T. 10+00.00		A
201	9987.2016	9942.0219	+℞	57.97	A
202	9994.7254	9929.9973	9+15.00	70.00 LT	A
203	10039.6900	9940.0000	9+60.00	60.00 LT	A
204	10050.7575	9955.0000	+℞	45.00 LT	A
205	10031.8862	9970.0000	+℞	℞	A
206	10045.3162	9970.0000	+℞	℞	A

Stations and Offsets are to Control  
Over North and East Coordinates



To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Instrument No. 04-054690 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").



*Michael L. Bishop* 6-30-04

Michael L. Bishop  
Registered Land Surveyor No. S0511  
State of Indiana

<b>OWNER:</b> ROMEO Y. ESTACHIO & BELEN T. ESTACHIO AS TRUSTEES	<b>DRAWN BY:</b>
<b>PARCEL:</b> 2	<b>CHECKED BY:</b> MLB
<b>CODE:</b>	<b>DES. NO.:</b>
<b>PROJECT:</b> BRIDGE 117	
<b>ROAD:</b> CLINE AVENUE	
<b>COUNTY:</b> LAKE	
<b>SECTION:</b> 10 & 15	
<b>TOWNSHIP:</b> 35 NORTH	
<b>RANGE:</b> 9 WEST	