

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2005 048781

2005 JUN 14 AM 9:25

Form WD-1  
8/98

WARRANTY DEED MICHAEL A. BROWN  
RECORDER

Project: Lake Co. Bridge 117  
Parcel:4  
Page: 1 of 2

**THIS INDENTURE WITNESSETH**, That Baker Estates Homeowners Association, Inc., a not-for-profit corporation organized and existing under the laws of the State of Indiana, 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 Five Hundred and NO/100 Dollars (\$4,500.00) (of which said sum \$4,500.00 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.

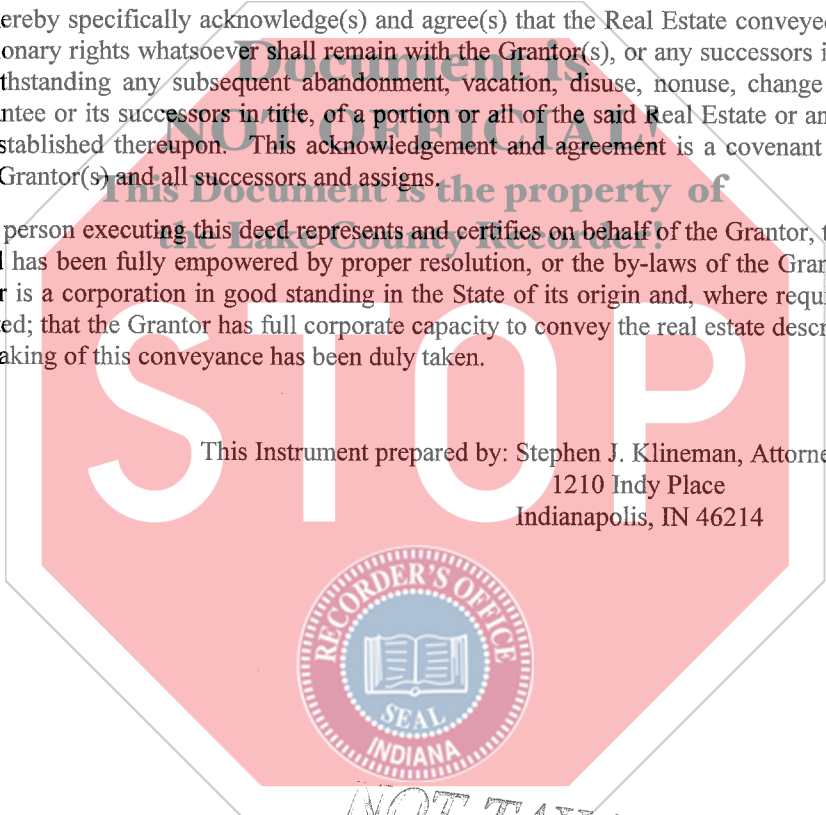
This conveyance is subject to any and all easements, conditions and restrictions of record.

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 on behalf of the Grantor, that he/she 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 situated; 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.

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

M/C  
JP  
001926

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 31<sup>st</sup> day of August, 2004.

**Baker Estates Homeowners Association, Inc.**

By: Pete Burton  
(Signature)

By: \_\_\_\_\_  
(Signature)

PETE BURTON - PRESIDENT  
(Printed Name and Title)

\_\_\_\_\_  
(Printed Name and Title)

STATE OF INDIANA :

SS: 307-46-2579

COUNTY OF LAKE

Before me, a Notary Public in and for said State and County, personally appeared Pete Burton, President of Baker Estates Homeowners Association, Inc.

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.

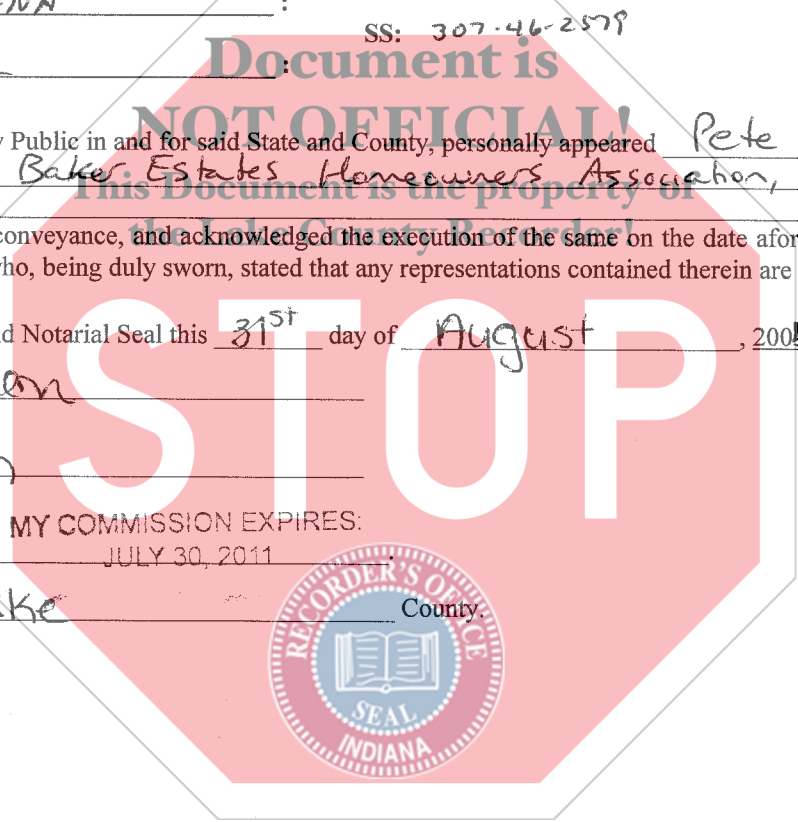
Witness my hand and Notarial Seal this 31<sup>st</sup> day of August, 2004.

Holly Burton  
Signature

Holly Burton  
Printed Name

My Commission expires JULY 30, 2011

I am a resident of Lake County



**EXHIBIT "A"**

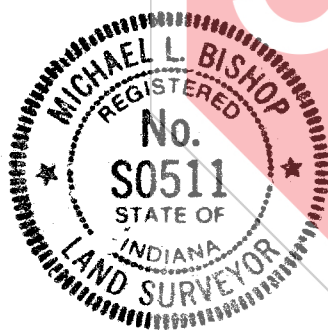
Project:

Sheet 1 of 1

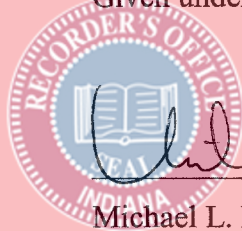
Code:

Parcel 4 Fee

A part of the Common Area and Drainage Easement in Baker Estates, a subdivision in the Southwest Quarter of Section 11, Township 35 North, Range 9 West, the plat of which is recorded in Plat Book 51, page 56 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: Commencing at the southwest corner of said Southwest Quarter; thence North 0 degrees 00 minutes 00 seconds East 94.69 feet along the west line of said Southwest Quarter; thence North 90 degrees 00 minutes 00 seconds East 40.00 feet to the east boundary of Cline Avenue and the point of beginning of this description, said point being designated "220" on said Right-of-Way Parcel Plat; thence North 0 degrees 00 minutes 00 seconds East 75.00 feet along the east boundary of said Cline Avenue to point designated "223" on said Parcel Plat; thence South 56 degrees 18 minutes 36 seconds East 36.06 feet to point designated "222" on said Parcel Plat; thence South 7 degrees 07 minutes 30 seconds West 40.31 feet to point designated "221" on said Parcel Plat; thence South 59 degrees 02 minutes 10 seconds West 29.15 feet to the point of beginning and containing 1588 square feet, more or less.



Given under my hand and seal 6-30-04



*Michael L. Bishop*  
Michael L. Bishop

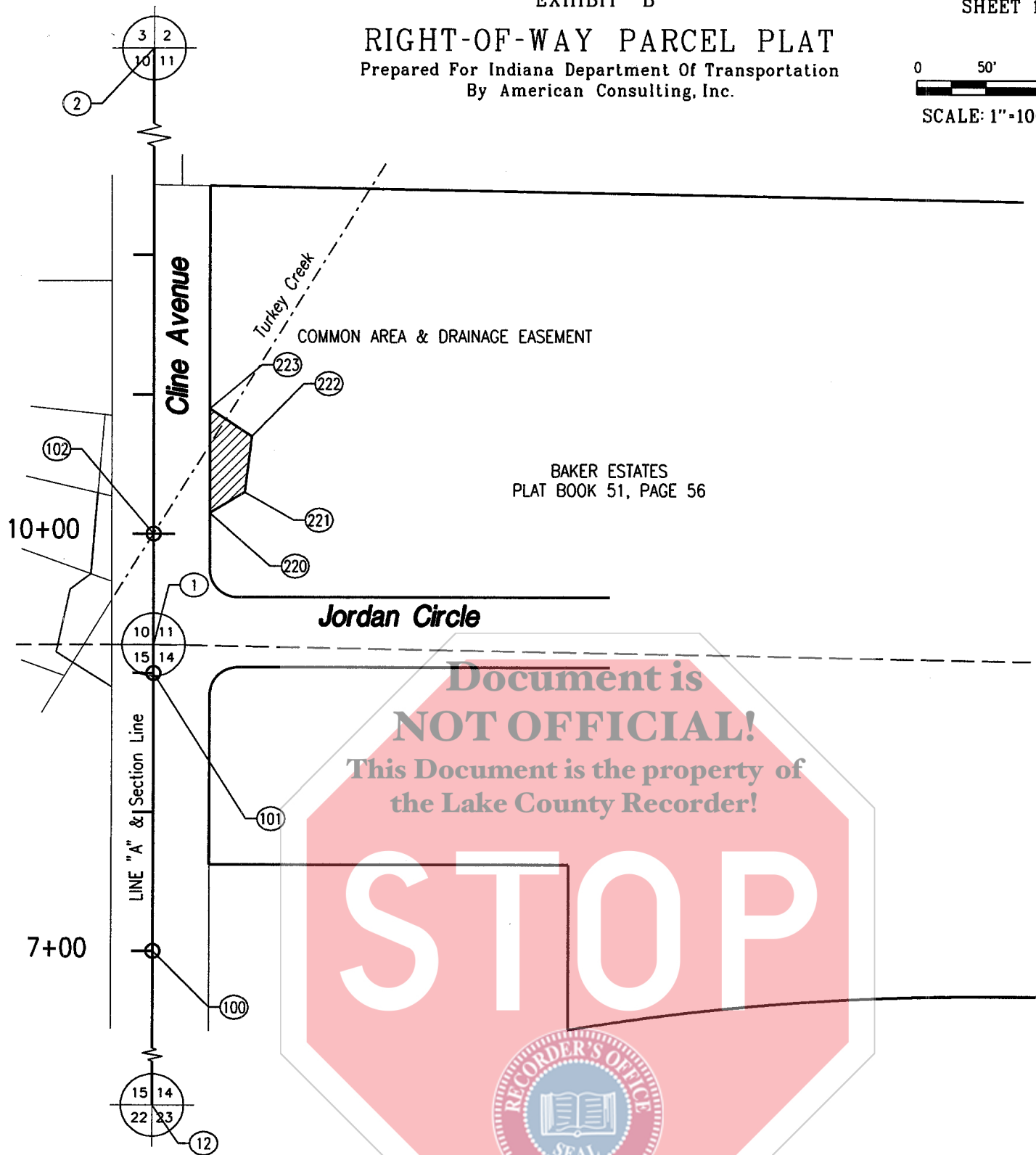
Registered Land Surveyor No. S0511

# RIGHT-OF-WAY PARCEL PLAT

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

0 50' 100'

SCALE: 1"=100'



 HATCHED AREA IS THE APPROXIMATE TAKING

OWNER:	BAKER ESTATES HOMEOWNERS ASSOCIATION, INC.	DRAWN BY:	
PARCEL:	4	CHECKED BY:	MLB
CODE:		DES. NO.:	
PROJECT:	BRIDGE 117	<b>TRUSTEE'S DEED - INSTR. No. 631303 DATED MAY 26, 1981</b>	
ROAD:	CLINE AVENUE		
COUNTY:	LAKE		
SECTION:	14		
TOWNSHIP:	35 NORTH		
RANGE:	9 WEST	<b>THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.</b>	

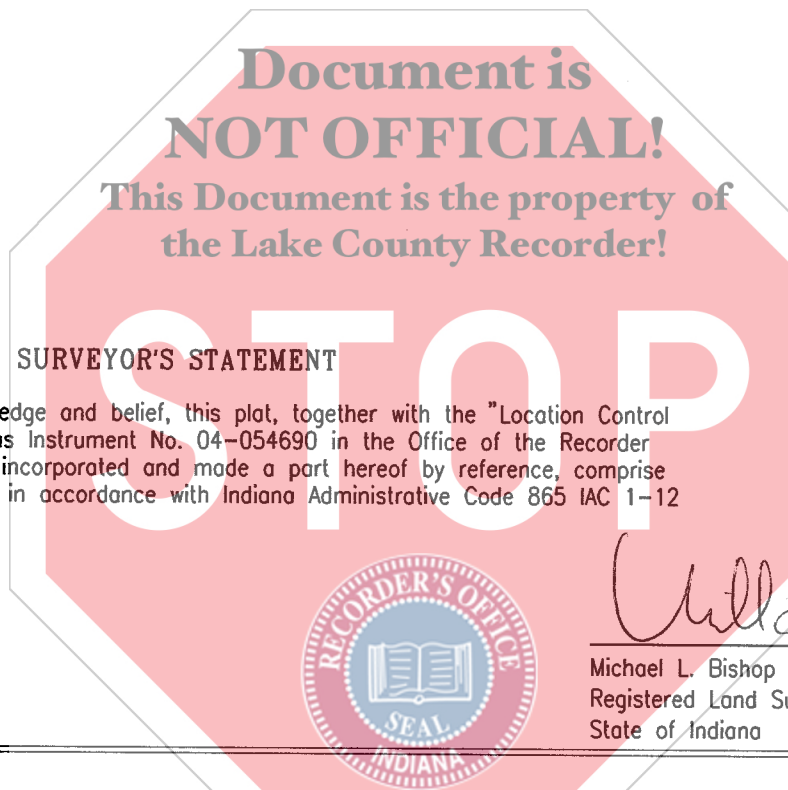
RIGHT-OF-WAY PARCEL PLAT

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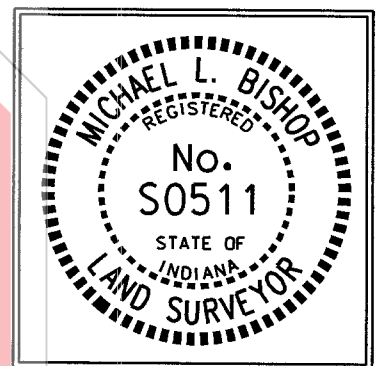
POINT REFERENCE CHART (Feet)

POINT	NORTH	EAST	STATION	OFFSET	LINE
1	10000.0000	10000.0000			
2	15287.6670	10000.0000			
12	4720.3030	9997.3270			
100	9779.6900	9999.8885	P.O.T. 7+00.00		A
101	9979.6900	9999.9897	P.O.T. 9+00.00		A
102	10079.6900	10000.0000	P.O.T. 10+00.00		A
220	10094.6900	10040.0000	10+15.00	℞	A
221	10109.6900	10065.0000	10+30.00	65.00 RT	A
222	10149.6900	10070.0000	10+70.00	70.00 RT	A
223	10169.6900	10040.0000	10+90.00	℞	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

OWNER: BAKER ESTATES HOMEOWNERS ASSOCIATION, INC.	DRAWN BY:
PARCEL: 4	CHECKED BY: MLB
CODE:	DES. NO.:
PROJECT: BRIDGE 117	
ROAD: CLINE AVENUE	
COUNTY: LAKE	
SECTION: 14	
TOWNSHIP: 35 NORTH	
RANGE: 9 WEST	