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**This document was prepared by:**  
Don W. Carnahan  
NiSource Corporate Services  
801 East 86th Avenue  
Merrillville, Indiana 46410

**After recording mail to and  
send subsequent Tax Bills to:**  
Town of St. John  
c/o Clerk-Treasurer, 10955 West 93<sup>rd</sup>  
Avenue, St. John, Indiana 46373-8822  
Split From  
**Tax Key Number: 40-52-0073-0043**

2007 034174

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2007 APR 25 AM 9:21  
MICHAEL A. BROWN  
RECORDER

This Space Reserved for Recorder Only

CHICAGO TITLE INSURANCE COMPANY

CM 620067882

**SPECIAL WARRANTY DEED**

**THIS INDENTURE** is made this 19 day of April, 2007, between **NORTHERN INDIANA PUBLIC SERVICE COMPANY**, an Indiana corporation ("Grantor"), and **TOWN OF ST. JOHN, LAKE COUNTY, INDIANA**, a Municipal Corporation ("Grantee"), **WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does **GRANT, BARGAIN** and **SELL** unto Grantee, and to its successors and assigns, **FOREVER**, that certain premises legally described on Exhibit "A" attached hereto and made a part hereof ("Premises").

Grantor certifies under oath that no Indiana Gross Income Tax is due or payable with respect to the transfer made by this deed.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, and its successors and assigns, that it has not done or suffered to be done, anything whereby the Premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that it **WILL WARRANT AND DEFEND** the Premises, against all persons lawfully claiming, or to claim the same, by, through or under it (but not otherwise), subject to: those matters set forth in Exhibit "B" attached hereto and made a part hereof.

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

APR 24 2007

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

005408

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CT  
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IN WITNESS WHEREOF, said Grantor and Grantee have caused this instrument to be executed as of the day and year first above written.

Northern Indiana Public Service Company  
an Indiana corporation

By: [Signature]

Its: Vice President

ACKNOWLEDGMENTS

STATE OF INDIANA )  
                                  ) SS.  
COUNTY OF LAKE )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gary W. Pottorff personally known to me to be the Vice President of NORTHERN INDIANA PUBLIC SERVICE COMPANY, an Indiana corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Vice President, he/she signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 19 day of April, 2007.

[Signature]  
Don W. Carnahan, Notary Public

Commission expires September 9, 2010  
Resident of Lake County, Indiana




I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

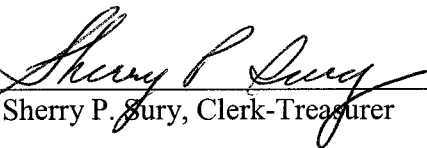
[Signature]  
Typed or printed name: Stacy Prigg

**Acceptance by Town:**

This conveyance is accepted by the duly authorized Purchasing Agent of the Town of St. John, Lake County, Indiana, after action at a public meeting of the Town Council of the Town of St. John, Lake County, Indiana, and whereby the Town Manager and Town Clerk-Treasurer, respectively, were duly authorized to execute and attest this acceptance and acknowledgment.

TOWN OF ST. JOHN, LAKE COUNTY, INDIANA,  
a Municipal Corporation

By:   
Stephen Z. Kil, Town Manager and  
duly authorized Purchasing Agent

Attest:   
Sherry P. Sury, Clerk-Treasurer

STATE OF INDIANA )  
                            ) SS:  
COUNTY OF LAKE )

**Document is NOT OFFICIAL!**


Before me, the undersigned, a Notary Public in and for said County and State, on this 19<sup>th</sup> day of April, 2007, personally appeared STEPHEN Z. KIL, not individually, but as Town Manager of the Town of St. John, Lake County, Indiana, and as the duly authorized Purchasing Agent of the Town, and SHERRY P. SURY, not individually, but as Clerk-Treasurer of the Town of St. John, Lake County, Indiana, who acknowledged the execution of the foregoing SPECIAL WARRANTY DEED as such Officers in such capacity for and on behalf of the Town of St. John, Lake County, Indiana.

IN WITNESS WHEREOF, I have hereunto subscribed by name and affixed my official seal.

My Commission Expires:

01-15-08



  
Notary Public  
Resident of Lake County, IN



**EXHIBIT A**

**Legal Description of Premises**

**OUTLOT A, OAK MEADOWS SUBDIVISION, UNIT ONE, TO THE TOWN OF ST. JOHN, AS SHOWN IN THE PLAT BOOK 69, PAGE 21, IN LAKE COUNTY, INDIANA, EXCEPTING THE WEST 300 FEET OF THE SOUTH 100 FEET.**



**EXHIBIT B**

**List of Permitted Exceptions**

1. General real estate taxes for the year 2007 and subsequent years.
2. Covenants, conditions and restrictions of record.
3. Private, public and utility easements and roads and highways that do not materially effect the value of the Property.
4. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken or used for road purposes, if any.
5. Rights of way for drainage tiles, ditches, feeders, laterals, if any.
6. Possible municipal assessments, sewer use charges and/or impact fees levied by the Town of St. John, Indiana.
7. Possible lack of right of access to a public or private right-of-way.
8. Rights of way for railroads, switches and spur tracks, if any, and all rights therein.
9. Rights or claims of parties in possession not shown by the public records.
10. Easements, or claims of easements, not shown by the public records.
11. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
12. Taxes or special assessments which are not shown as existing liens by the public records.
13. Covenants, conditions, and restrictions contained in the plat of Oak Meadows Subdivision, Unit One, to the Town of St. John as per plat thereof, recorded in Plat Book 69, page 21, but omitting any covenant or restriction based on race, color, religion, handicap, familial status or natural origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
14. Grant(s) and/or Reservation(s) of easement(s) contained on the recorded plat of said subdivision.
15. Easement for Fiber optic cable and other allied purposes contained in a grant from First Bank of Whiting, as Trustee under Trust No. 1812, to American Telephone and Telegraph Company dated May 1, 1989 and recorded May 23, 1989 as Document No. 038036; the exact location of which is ambiguously described.
16. Easement for Electric Transmission lines and other allied purposes contained in a grant from Jack Alex Wittgren, Jr., et al., to Chicago District Generating Corporation, its successors and/or assigns, dated January 16, 1957 and recorded January 30, 1957 in Miscellaneous Record 682, page 66.
17. Right of Way Grant for construction and maintenance of a sanitary sewer line in favor of ANR Pipeline Company, a Delaware Corporation recorded January 25, 1996 as Document No. 96005378, across the following described property:

Part of the Northwest ¼ of the Northwest ¼ of Section 5, Township 34 North, Range 9 West, in Lake County, Indiana and more particularly described as follows:

A right of way 10 feet in width over and across the above described property; said Right of way being 5 feet in width on each side of said sanitary sewer line more particularly described as follows:

Beginning at a man hole to be set in place by GRANTEE located within the utility easement at the Southeast corner of Lot 6; and the Southwest corner of Lot 63 of the Oak Meadows Subdivision; thence distant Southerly 227 feet more or less across Outlot "A" of the aforementioned Oak Meadows Subdivision to the North property line of ANR Pipeline Company.

18. Easement created by Agreement for Easement for Gas Transmission Line between Northern Indiana Public Service Company, an Indiana corporation and Vector Pipeline L.P. dated June 16, 2000 and recorded July 20, 2000 as Document Number 2000 051441 in the Office of the Recorder of Lake County, Indiana, and recorded June 30, 2000 as Document Number 2000-015799 in the Office of the Recorder of Porter County, Indiana.
19. Easement and Right-of-Way contained in Document Number 98037098 in the Office of the Recorder of Lake County, Indiana.
20. Easement for Underground Communications Cable by and between Northern Indiana Public Service Company, an Indiana corporation and Williams Communications, Inc., d/b/a Vyvx, Inc. dated September 28, 2000 and recorded October 17, 2001 as Document Number 2001 083922 in the Office of the Recorder of Lake County, Indiana.
21. Easement for valve site in favor of Vector Pipeline, L.P. dated April 8, 2003 and recorded May 5, 2003 as Document Number 2003 045292 in the Office of the Recorder of Lake County, Indiana.
22. Easement for gas main in favor of Vector Pipeline, L.P. dated April 8, 2003 and recorded May 5, 2003 as Document Number 2003 045293 in the Office of the Recorder of Lake County, Indiana.
23. Location Control Survey Plat dated March 26, 2004 and recorded April 7, 2004 as Document Number 2004-028589 in the Office of the Recorder of Lake County, Indiana.
24. Corrective Affidavit to St. John Trail Location Control Survey Plat recorded August 2, 2005 as Document Number 2005 64095 in the Office of the Recorder of Lake County, Indiana.
25. Easement for Electrical and Gas Facilities granted to Northern Indiana Public Service Company, an Indiana corporation, by the Town of St. John dated March \_\_, 2007 and to be recorded in the Office of the Recorder of Lake County, Indiana.