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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2007 094662

2007 DEC -3 AM 8:51

MICHAEL A. BROWN  
RECORDER

### Warranty Deed

This Indenture Witnesseth, That **WALTER A. BREYFOGLE, JR.**, of Gloucester, County, State of Virginia, and **WILLIAM L. BREYFOGLE**, of Douglas County, State of Nebraska,

#### Convey and Warrant

**TO: THE CITY OF CROWN POINT**, of Lake County, in the State of Indiana, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration, the following described Real Estate in Lake County, in the State of Indiana, to-wit:

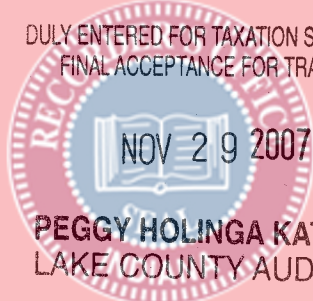
PARCEL 1: Part of Lot 13 of Smith's Addition of Outlots to the City of Crown Point as per plat thereof, recorded in Miscellaneous Record "A" page 290, in Lake County, Indiana, described as follows: Beginning at the Northeast corner of said Lot 13; thence 00°09' 00" West, along the East line of said Lot 13, 579.84 feet to a point 141.86 North of the Southeast corner of said Lot 13; thence North 89° 51' 00" West, 30.00 feet to a tangent curve to the left; thence Westerly along said curve, having a radius of 1314.58 feet, an arc length of 199.62 feet; thence South 81° 27' 00" West, 434.71 feet to the West line of said Lot 13; thence North 00° 07' 45" East, along said West line, 664.26 feet to the North line of said Lot 13; thence South 89° 32' 33" East, along said North line, 658.81 feet to the point of beginning, containing 9.291 acres, more or less.

PARCEL 2: Part of Lots 2, 3, 4 and 5, all of Lot 6, and part of Lots 7, 10, 11 and 12 of Smith's Addition of Outlots of the City of Crown Point as per plat thereof, recorded in Miscellaneous Record "A" page 290, in Lake County, Indiana, described as follows: Beginning at a point on the East line of said Lot 12, said point being 80.17 feet North of the Southeast corner of said Lot 12, thence South 00° 09' 00" West, along the East line of said Lots 4, 5 and 12; 1358.05 feet to a point 42.02 feet North of the Southeast corner of said Lot 4; thence North 89° 51' 00" West, 30.00 feet to the intersection of the West right-of-way of Indiana Street and the North right-of-way of Summit Street; thence South 85° 09' 55" West, along said North right-of-way, 230.23 feet; thence south 00° 35' 42" West, 20.00 feet to the South line of said Lot 4; thence North 89° 24' 18" West, along said South line, 397.71 feet to the West line of said Lot 4; thence North 00° 07' 12" East, along said West line, 109.75 feet; thence North 89° 52' 48" West, 256.64 feet to a point on the Easterly right -of-way of the Chicago and Erie Railroad, said point being 50 feet radially from the center line of said railroad; thence Northwesterly along said Easterly right -of-way, along a non-tangent curve to the right, having a radius of 3058.78 feet, a chord bearing of

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FINAL ACCEPTANCE FOR TRANSFER



PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

023780

North 36° 56' 32" West, 845.57 feet, an arc length of 848.29 feet to the point of tangency, thence continuing along said Easterly right-of-way North 28° 59' 50" West, 313.00 feet to the center line of Merrillville Road; thence North 19° 36' 15" East, along said center line, 983.98 feet to the North line of said Lot 11; thence South 89° 22' 00" East, along said North line, 590.08 feet to the East line of said Lot 11; thence South 00° 07' 45" West, along the East line of said Lots 6 and 11, 686.06 feet; thence North 81° 27' 00" East, 665.95 feet to the point of beginning, containing 49.761 acres, more or less.

PARCEL 3: Part of the Chicago and Erie Railroad located in Lots 2, 3 and 7 of Smith's Addition of Outlots to the City of Crown Point as per plat thereof, recorded in Miscellaneous Record "A" page 290, in Lake County, Indiana, described as follows: Commencing at the Southeast corner of said Lot 3, thence North 00° 07' 12" East, along the East line of said Lot 3, 109.75 feet; thence North 89° 52' 48" West, 221.13 feet to the point of beginning, said point of beginning being on the Easterly right-of-way line of the Chicago and Erie Railroad, said right-of-way being 75 feet radially from the center line of said Railroad; thence south 44° 38' 19" West, radially to said right of way, 75.00 feet to the center line of said Railroad; thence Northwesterly along a not-tangent curve right, having a radius of 3108.78 feet; a chord bearing of North 37° 10' 45" West, 884.87 feet, an arc length of 887.89 feet to the point of tangency; thence continuing along said center line, North 28° 59' 50" West, 268.92 feet to the center line of Merrillville Road; thence North 19° 36' 15" East, along said center line, 66.66 feet to the Easterly right-of-way line of said Chicago and Erie Railroad, said right-of-way line being 50 feet radially from the center line of said Railroad; thence south 28° 59' 50" East, along said right-of-way ~~line~~<sup>line</sup>, 313.00 feet to a curve to the left; thence continuing along said right-of-way, Southeasterly along said curve, having a radius of 3058.78 feet, a chord bearing of South 36° 56' 32" East, 845.57 feet, an arc length of 848.29 feet; thence continuing along said right-of-way line south 89° 52' 48" East, 35.51 feet to the point of beginning, containing 1.352 acres, more or less.

commonly known as \_\_\_\_\_

Key Number: 23-09-0088-0011, 0012, 0013 and 23-09-0309-0012, 0014  
23-09-0310-0005, 0006, 0007

Subject to roads and highways and streets; ditches and drains, easements for utilities, electrical lines and communication systems, drainage and pipelines; all covenants and restrictions as contained in all documents of record; and real estate taxes for 2006 and 2007.



Further subject to easements for pipelines in favor of Indiana Pipeline Company, now Buckeye Pipeline Company, as contained in all documents of record; and the rights of the tenant farmer under an unrecorded lease.

In Witness Whereof, the said **WALTER A. BREYFOGLE, JR.** and **WILLIAM L. BREYFOGLE** have hereunto set their hands and seals this 19 day of November, 2007.

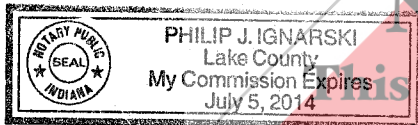
  
WALTER A. BREYFOGLE, JR.

  
WILLIAM L. BREYFOGLE

STATE OF IN, COUNTY OF Lake, SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **WALTER A. BREYFOGLE, JR.** who acknowledged the execution of the foregoing Deed to be his voluntary act and deed.

Witness, my hand and Official Seal this 19th day of NOVEMBER, 2007.



  
Notary Public (signature)

Philip J. Ignarski  
Notary Public (typed or printed)

My Commission Expires: \_\_\_\_\_

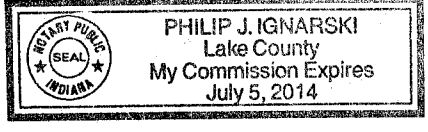
County of Residence of Notary Public: \_\_\_\_\_

STATE OF IN, COUNTY OF Lake, SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **WILLIAM L. BREYFOGLE** who acknowledged the execution of the foregoing Deed to be his voluntary act and deed.



Witness, my hand and Official Seal this 19th day of NOVEMBER 2007.



*Philip J. Ignarski*  
Notary Public (signature)

Philip J. Ignarski  
Notary Public (typed or printed)

My Commission Expires: \_\_\_\_\_  
County of Residence of Notary Public: \_\_\_\_\_

This instrument prepared by Herman Barber, attorney at law.

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

*Herman Barber*  
Herman Barber

MAIL TAX STATEMENTS TO: 101 N. East Street, Crown Point, IN 46307

