

FILED FOR RECORD

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2010 OCT -1 AM 8:57

MIC. HEBRON VENTURE, LLC

Form WD-1  
Rev. 7-1-07

**WARRANTY DEED**

45-12-33-226-005  
000-029

Project: 0014500  
Code: 5260  
Parcel: 35  
Page: 1 of 3

**THIS INDENTURE WITNESSETH**, That Hebron Venture, LLC.

the Grantor(s), of Lake County, State of Indiana Convey(s) and Warrant(s) to the **STATE OF INDIANA** the Grantee, for and in consideration of the sum of thirty four thousand six hundred and no/100 Dollars (\$ 34,600.00) (of which said sum \$ 34,600.00 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 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 persons executing this deed represent and certify on behalf of the Grantor that he/she has full authority to manage the affairs of said limited liability company and sign and execute documents on their behalf, and that his/her authority has not been revoked; that he/she is, therefore, fully authorized and empowered to convey to the State of Indiana real estate of this limited liability company and to execute all necessary instruments in connection therewith.

As an inducement for the State to close this real estate transaction, the grantor(s) assume(s) and agree(s) to pay the 2009 payable 2010 real estate taxes and assessments on the above described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the State in the event of any non-payment.

SEE 8-1-2010

**NON-TAXABLE**

SEP 30 2010

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

029599



M/C  
CP

Project: 0014500

Code: 5260

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Page: 2 of 3

IN WITNESS WHEREOF, the said Grantor(s) has June executed this instrument this 7 day of 2010.

**Hebron Venture, LLC**

By: <u>[Signature]</u> (Seal)	(Seal)
Signature	Signature
<u>Greg Hanstra</u> <u>Ms. Member</u>	
Printed Name Title	Printed Name
Signature (Seal)	Signature (Seal)
Printed Name	Printed Name

STATE OF Indiana :

COUNTY OF Jasper :

SS:

Before me, a Notary Public in and for said State and County, personally appeared Greg Hanstra  
MANAGING MEMBER OF HEBRON VENTURE LLC

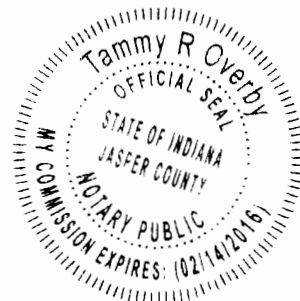
the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 7th day of June, 2010.

Tammy R. Overby  
 Printed Name

My Commission expires 2-14-14.

I am a resident of Jasper County.



Project:0014500  
Code: S.R. 53  
Parcel: 35  
Page: 3 of 3

Interests in land acquired by the Indiana  
Department of Transportation  
Grantee mailing address:  
100 North Senate Avenue  
Indianapolis, IN 46204-2219  
I.C. 8-23-7-31

This Instrument Prepared By \_\_\_\_\_  
Attorney at Law



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.

Name (printed) \_\_\_\_\_

Signature \_\_\_\_\_

Code: 6-60 Parcel: 35

This instrument prepared by and 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.



Kristen E. Edmundson  
Deputy Attorney General  
Attorney No. 25558-49  
Office of the Attorney General  
302 W. Washington St., 5th Floor  
Indianapolis, IN 46204-2770

**Grantee's Mailing Address:**

100 North Senate Avenue  
Indianapolis, IN 46204-2219  
I.C. 8-23-7-31

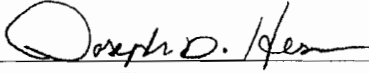
**EXHIBIT "A"**

Project: 0014500  
Code: 5260  
Parcel No.: 35 Fee Simple Right-of-Way  
Key No.: 45-12-33-226-005.000-029  
Form: WD-1 Rev. 7-1-07

Sheet 1 of 1

A part of the Northeast Quarter of Section 33, Township 35 North, Range 8 West, 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 a point on the east line of said section South 0 degrees 10 minutes 13 seconds East 75.95 feet from the northeast corner of said section, said northeast corner being designated as point "208" on said plat; thence South 0 degrees 10 minutes 13 seconds East 364.05 feet along the east line of said section to the southeast corner of the grantor's land; thence North 89 degrees 23 minutes 51 seconds West 42.39 feet along the south line of the grantor's land to point "608" designated on said plat; thence North 0 degrees 25 minutes 22 seconds West 363.60 feet to point "609" designated on said plat, which point is on the southwestern boundary of the intersection of 93<sup>rd</sup> Avenue and State Road 53, thence South 58 degrees 34 minutes 38 seconds East 0.22 feet along the boundary of the intersection of said 93<sup>rd</sup> Avenue and said State Road 53; thence North 89 degrees 49 minutes 47seconds East 43.80 feet along said boundary to the point of beginning and containing 0.361 acres, more or less, inclusive of the presently existing right-of-way, which contains 0.229 acres, more or less.

This description was prepared for the Indiana Department of Transportation by Beam, Longest and Neff, L.L.C.

  
Joseph D. Hess  
Indiana Registered Land Surveyor  
License Number LS20600043

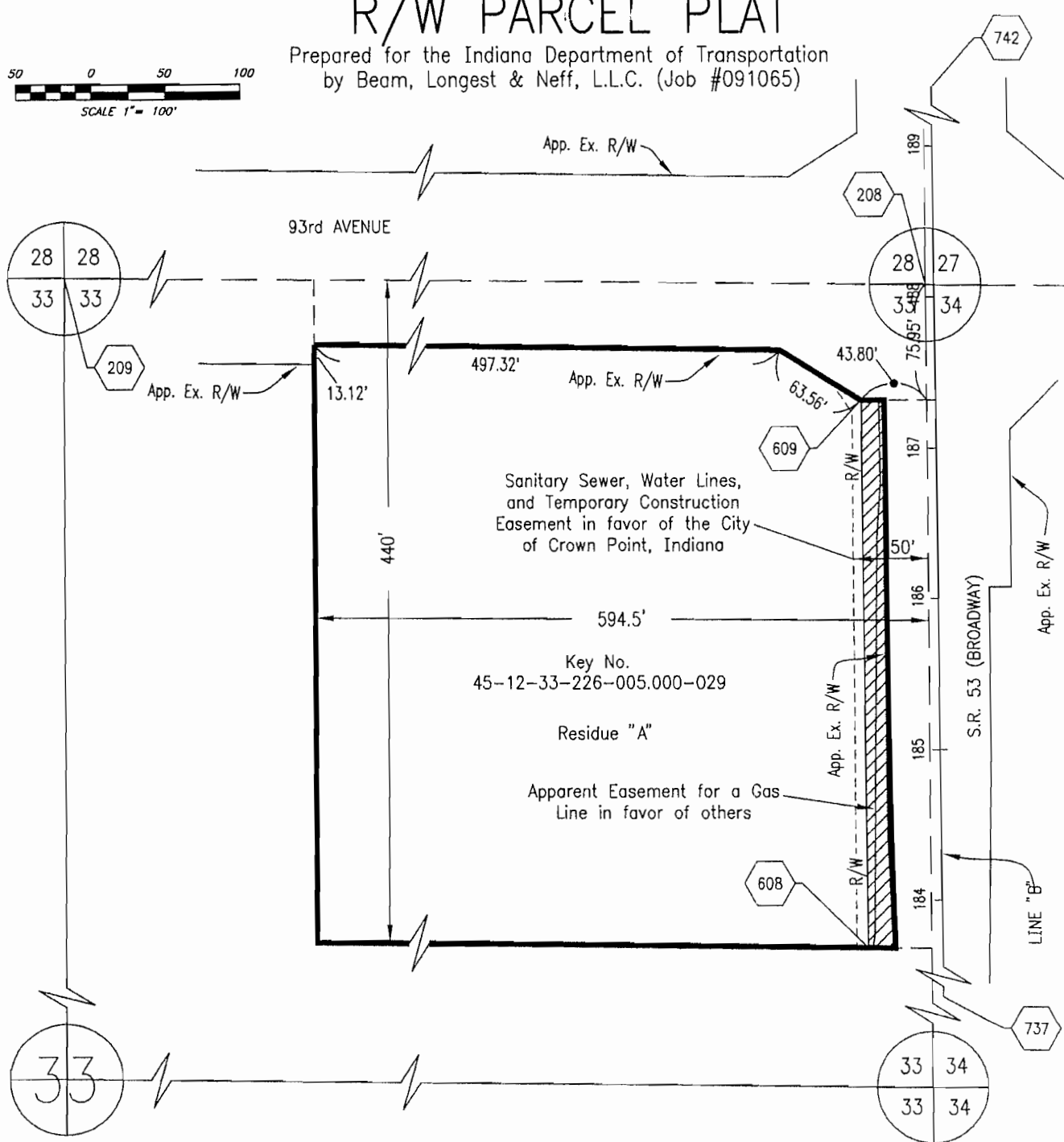
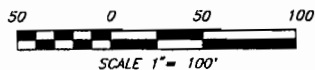
11-19-09  
Date



# EXHIBIT "B" R/W PARCEL PLAT

SHEET 1 OF 2

Prepared for the Indiana Department of Transportation  
by Beam, Longest & Neff, L.L.C. (Job #091065)



HATCHED AREA IS THE APPROXIMATE TAKING

<p>OWNER: HEBRON VENTURE, LLC                  PARCEL: 35                  CODE: 5260                  PROJECT: 0014500                  ROAD: S.R. 53                  COUNTY: LAKE                  SECTION: 33                  TOWNSHIP: 35 N.                  RANGE: 8 W.</p>	<p>DES. NO.: 0014500                  DRAWN BY: N. SCHMITT 11-03-09                  CHECKED BY: J.D. HESS 11-07-09</p>
<p>INSTRUMENT NUMBER 2006-049159, DATED 03-15-2006</p>	
<p><i>Dimensions shown are from the above listed Record Documents.</i></p>	

PARCEL COORDINATE CHART (shown in feet)						
Point	Centerline	Station	Offset	Lt./Rt.	Northing	Easting
208,209 737,742	SEE ROUTE SURVEY, INSTRUMENT #2009057934					
608	B	183+68.90	50.00	Lt.	58367.4479	83509.3932
609	B	187+32.50	50.00	Lt.	58731.0332	83506.7099

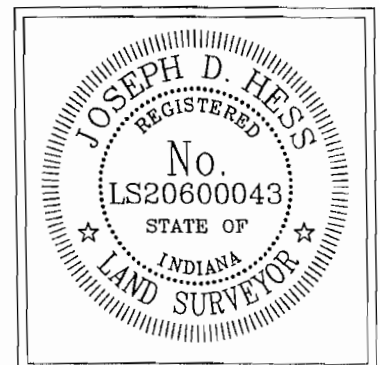
Stations and Offsets are to control over both North and East Coordinates and Bearings and Distances.

Note: Line "B" is a Control Line.

SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the 'Location Control Route Survey Plat' recorded as Instrument #2009057934, 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).

*Joseph D. Hess* 11-19-09  
 Joseph D. Hess Date  
 Registered Land Surveyor No. LS20600043  
 State of Indiana



OWNER: HEBRON VENTURE, LLC	DES. NO.: 0014500
PARCEL: 35	DRAWN BY: N. SCHMITT 11-03-09
CODE: 5260	CHECKED BY: J.D. HESS 11-07-09
PROJECT: 0014500	
ROAD: S.R. 53	
COUNTY: LAKE	
SECTION: 33	
TOWNSHIP: 35 N.	
RANGE: 8 W.	

**BLN** Beam, Longest and Neff, LLC  
 Consulting Engineers and Land Surveyors  
 8126 Castleton Rd. Indianapolis, Indiana 46250  
 Telephone: (317) 849-5832  
 www.b-l-n.com