

2011 006455

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MICHELLE R. FAJMAN  
RECORDER

Form WD-1  
Rev. 7-1-07

**WARRANTY DEED**

45-16-04-276-003.  
000-042

Project: 001450  
Code: 5260  
Parcel: 21  
Page: 1 of 3

**THIS INDENTURE WITNESSETH**, That Bethel Baptist Church of Southbrook, Inc., an Indiana not for profit corporation,

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 forty-five thousand five hundred and NO/100---Dollars ( \$45,500.00 ) (of which said sum \$45,500.00 represents land and improvements acquired and \$0.00 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.

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.

The undersigned persons executing this deed represent and certify 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 bylaws 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 the conveyance has been duly taken.

I.C. 8-23-7-31

**NON-TAXABLE**

**JAN 31 2011**

**PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR**

KEE 12-15-2010

**025478**

NC  
BS

Project: 001450  
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IN WITNESS WHEREOF, the said Grantor(s) haS executed this instrument this 7TH day of JULY, 2010.

Bethel Baptist Church of Southbrook, Inc., an Indiana not for profit corporation

James L Killgore EXEC. DIR. OF OPS (Seal) \_\_\_\_\_ (Seal)  
Signature & Title Signature  
JAMES L. KILLGORE \_\_\_\_\_  
Printed Name Printed Name

\_\_\_\_\_  
Signature (Seal) Signature (Seal)  
\_\_\_\_\_  
Printed Name Printed Name

STATE OF Indiana **Document is NOT OFFICIAL!**  
COUNTY OF Lake **This Document is the property of the Lake County Recorder!**

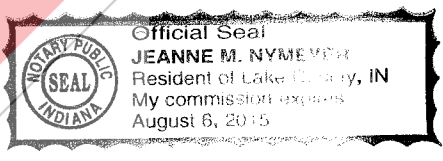
Before me, a Notary Public in and for said State and County, personally appeared James L Killgore,  
EXEC. DIR. OF OPERATIONS of Bethel Baptist Church of  
SOUTHBROOK, INC.  
the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be  
his voluntary 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 July, 2010.

Jeanne M Nymeyer  
Printed Name

My Commission expires 8-6-2015

I am a resident of Lake County.




Code: 5260

Parcel: 21

This instrument prepared by: Kristen E. Edmundson  
Deputy Attorney General  
Attorney No. 25558-49  
Office of the Indiana Attorney General  
302 W. Washington Street, 5<sup>th</sup> Floor  
Indianapolis, IN 46204-2770

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

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:   
Printed Name: Tracy Peterson

**Grantee's Mailing Address:**  
100 North Senate Avenue  
Indianapolis, IN 46204-2219

I.C. 8-23-7-31

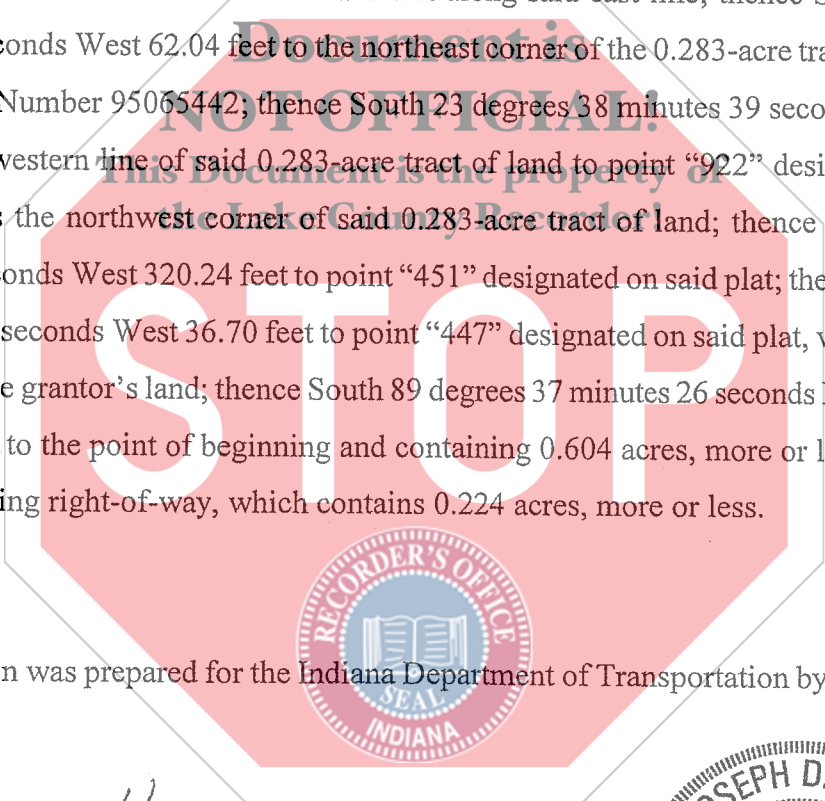


EXHIBIT "A"

Project: 0014500  
Code: 5260  
Parcel No.: 21 Fee Simple Right-of-Way  
Key No.: 45-16-04-276-003.000-042  
Form: WD-1 Rev. 7-1-07

Sheet 1 of 1

A part of the Southeast Quarter of the Northeast Quarter of Section 4, Township 34 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 01 minute 54 seconds East 1,493.11 feet (1,492.97 feet deduced from Instrument #2007-016367) from the northeast corner of said section, which point of beginning is the northeast corner of the grantor's land; thence South 0 degrees 01 minute 54 seconds East 310.91 feet along said east line; thence South 89 degrees 39 minutes 41 seconds West 62.04 feet to the northeast corner of the 0.283-acre tract of land described in Instrument Number 95065442; thence South 23 degrees 38 minutes 39 seconds West 49.24 feet along a northwestern line of said 0.283-acre tract of land to point "922" designated on said plat, which point is the northwest corner of said 0.283-acre tract of land; thence North 0 degrees 23 minutes 16 seconds West 320.24 feet to point "451" designated on said plat; thence North 0 degrees 15 minutes 00 seconds West 36.70 feet to point "447" designated on said plat, which point is on the north line of the grantor's land; thence South 89 degrees 37 minutes 26 seconds East 83.94 feet along said north line to the point of beginning and containing 0.604 acres, more or less, inclusive of the presently existing right-of-way, which contains 0.224 acres, more or less.



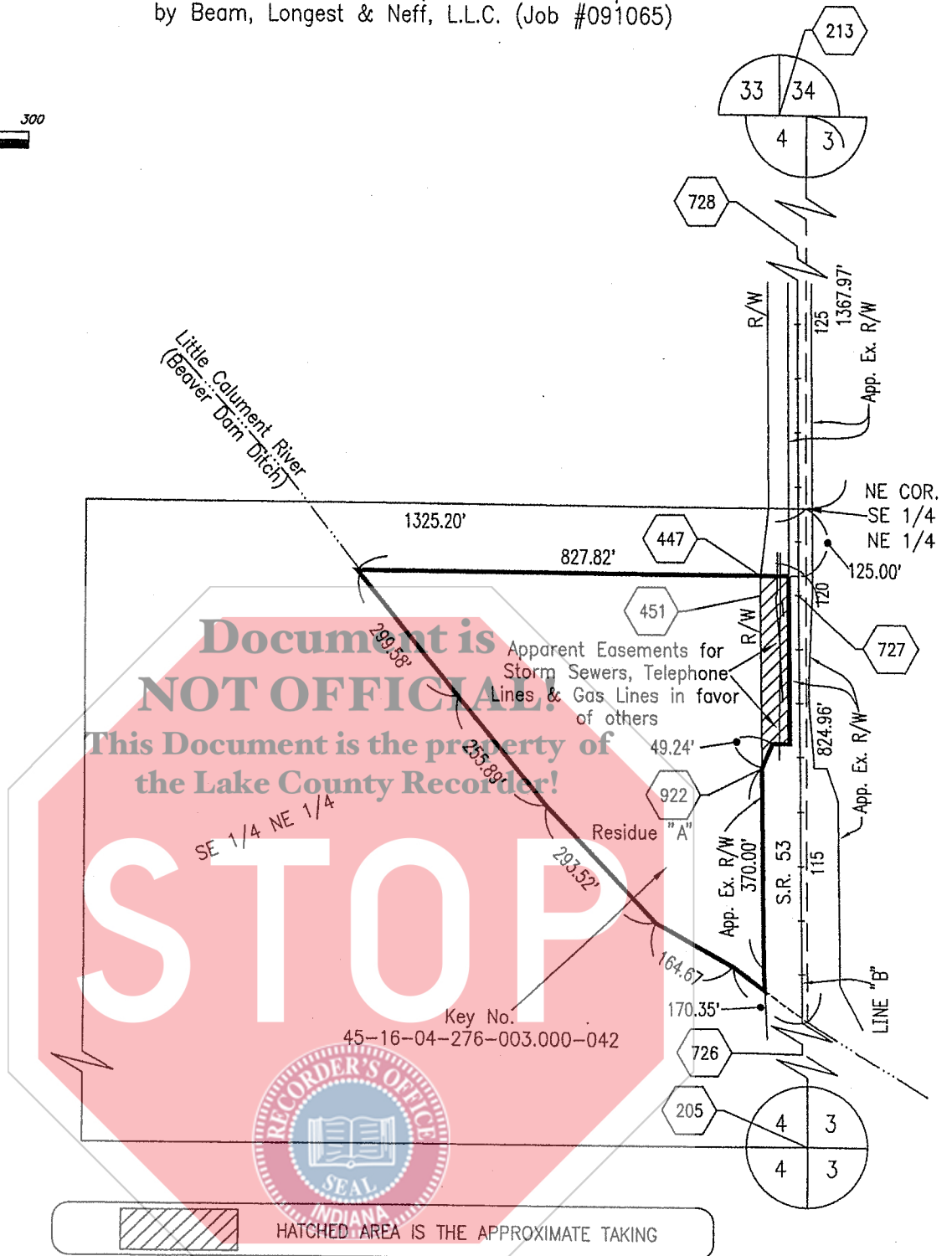
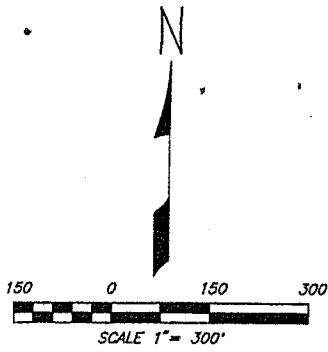
This description was prepared for the Indiana Department of Transportation by Beam, Longest and Neff, L.L.C.

Joseph D. Hess 12-4-09  
Joseph D. Hess Date  
Indiana Registered Land Surveyor  
License Number LS20600043



# EXHIBIT "B" R/W PARCEL PLAT

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



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STOP

Key No.  
45-16-04-276-003.000-042

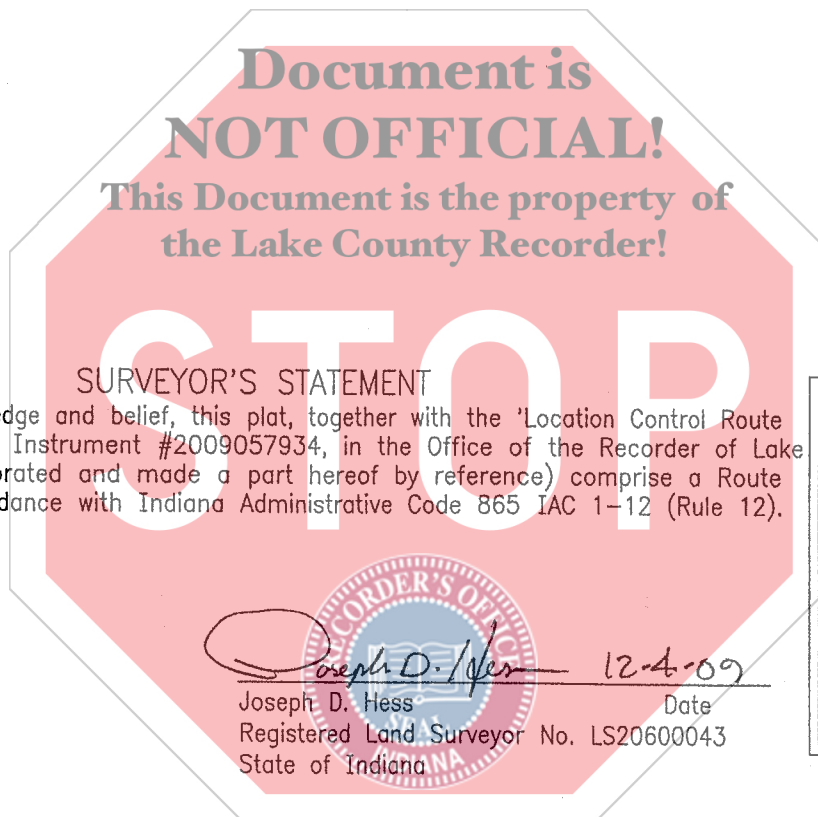
RECORDERS OFFICE  
SEAL  
INDIANA

HATCHED AREA IS THE APPROXIMATE TAKING

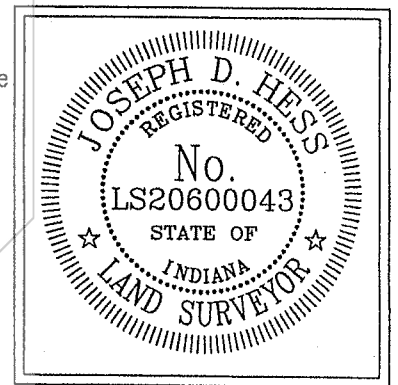
<p>OWNER: BETHEL CHURCH &amp; MINISTRIES, INC.</p> <p>PARCEL: 21</p> <p>CODE: 5260</p> <p>PROJECT: 0014500</p> <p>ROAD: S.R. 53</p> <p>COUNTY: LAKE</p> <p>SECTION: 4</p> <p>TOWNSHIP: 34 N.</p> <p>RANGE: 8 W.</p>	<p>DES. NO.: 0014500</p> <p>DRAWN BY: N. SCHMITT 11-06-09</p> <p>CHECKED BY: J.D. HESS 12-04-09</p>
<p>INSTRUMENT NUMBER 95065442, DATED 08-15-1995</p> <p>INSTRUMENT NUMBER 2007-016367, DATED 02-13-2007</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
205,213 726,727 728	SEE ROUTE SURVEY, INSTRUMENT #2009057934					
447	B	120+36.70	70.00	Lt.	52038.5221	83533.6122
451	B	120+00.00	70.00	Lt.	52001.8186	83533.7723
922	B	116+79.87	69.73	Lt.	51681.5885	83535.9401

Stations and Offsets are to control over both North and East Coordinates and Bearings and Distances.  
 Note: Line "B" is a Control Line.



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).



OWNER: BETHEL CHURCH & MINISTRIES, INC.	DES. NO.: 0014500
PARCEL: 21	DRAWN BY: N. SCHMITT 11-06-09
CODE: 5260	CHECKED BY: J.D. HESS 12-04-09
PROJECT: 0014500	
ROAD: S.R. 53	
COUNTY: LAKE	
SECTION: 4	
TOWNSHIP: 34 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