

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2011 016162

2011 MAR 17 AM 9:09

Form WD-1
8/98

WARRANTY DEED

MICHAEL J. HANAN
RECORDER

45-20-25126002.
000-012

Project: 9706420
Code: 4747
Parcel: 20
Page: 1 of 2

THIS INDENTURE WITNESSETH, That Kutanovski Real Estate, 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 Fifty Six Thousand One Hundred Dollars and no cents Dollars (\$ 56,100.00) (of which said sum \$ 56,100.00 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.

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

REF 2-18-2011

NON-TAXABLE

MAR 16 2011

**PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR**

AMOUNT \$ 56,100.00
CASH _____ CHARGE _____
CHECK # _____
OVERAGE _____
COPY _____
NON-COM _____
CLERK RM

051597

E

Project:9706420
Code: 4747
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Page: 2 of 2

"As an inducement for the State to close this real estate transaction, the grantor(s) assume(s) and agree(s) to pay the 2010 payable 2011 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."

^{Member} The undersigned persons executing this deed represent and certify on behalf of the Grantor, that he/she is the Manager of the Grantor and has been fully empowered by the Grantor, to execute and deliver this deed and all other such instruments of transfer; that the Grantor is a Limited Liability Company in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, the said Grantor(s) (has) (have) executed this instrument this 20 day of January, 2011.
Kutanovski Real Estate, LLC

By Dave Kutanovski (Seal) _____ (Seal)
Signature Signature

Dave Kutanovski member
Printed Name Title Printed Name

Signature Signature (Seal) (Seal)

Printed Name Printed Name

STATE OF Indiana
COUNTY OF Lake SS:

Before me, a Notary Public in and for said State and County, personally appeared Kutanovski Real Estate, LLC, by Dave Kutanovski, manager/member, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be its its voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

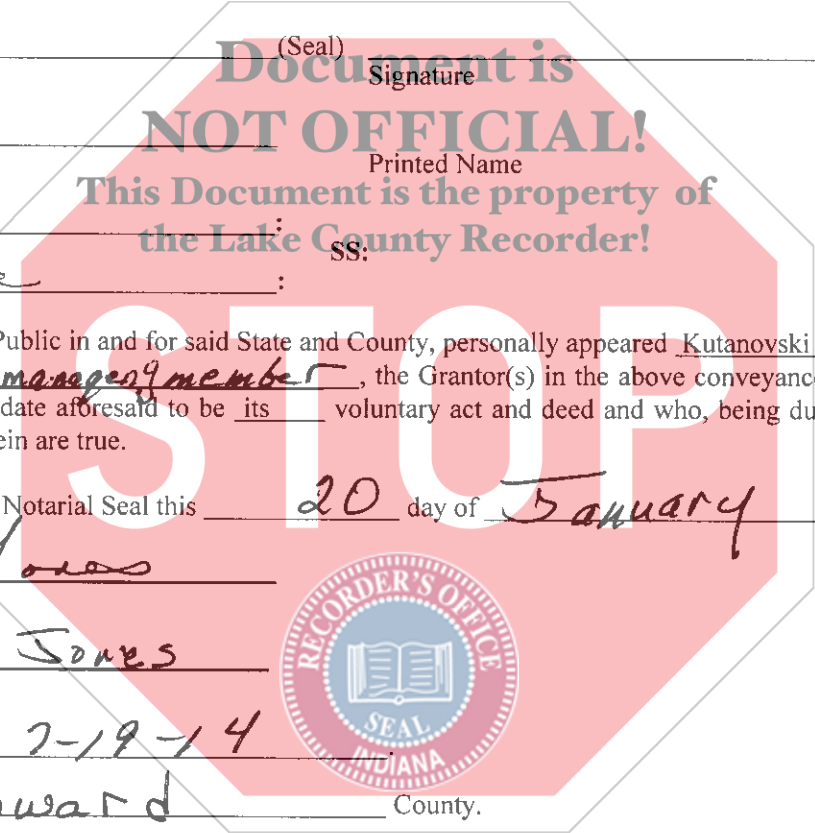
Witness my hand and Notarial Seal this 20 day of January, 2011.

Nancy P. Jones
Signature

Nancy P. Jones
Printed Name

My Commission expires 7-19-14

I am a resident of Howard County.



Code: 4747

Parcel: 26

This instrument prepared by:

Kristen E. Edmundson
Deputy Attorney General
Attorney No. 25558-49
Office of the Indiana Attorney General
302 W. Washington Street, 5th 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

Kristen E. Edmundson

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

Tracy Peterson
Tracy Peterson

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

I.C. 8-23-7-31

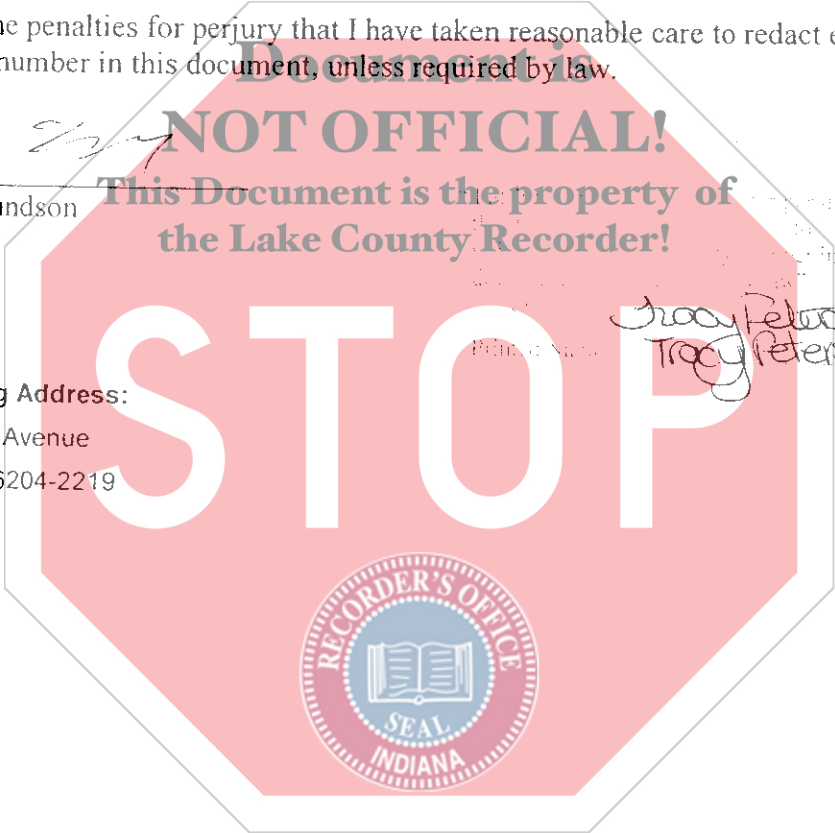


EXHIBIT "A"

Project: STP-194-1()

Sheet 1 of 1

Code: 4747

Parcel: 20 Fee Simple

Tax ID No: 45-20-25-126-002.000-012

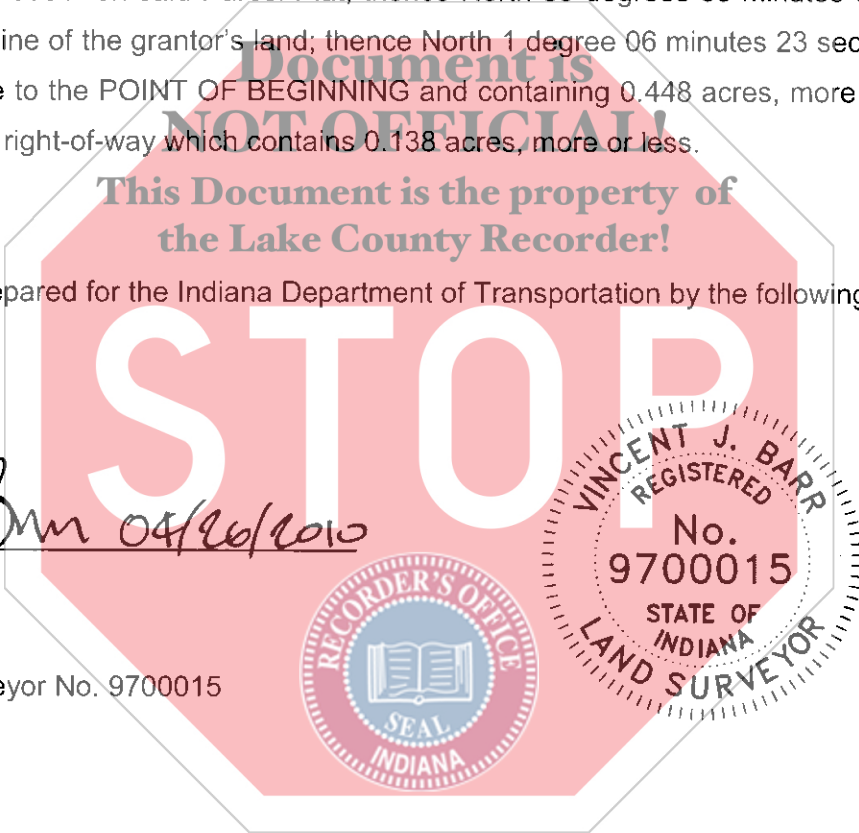
A part of the Northwest Quarter of Section 25, Township 33 North, Range 8 West, Lake County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-way Parcel Plat, marked EXHIBIT "B", described as follows: Commencing at the northeast corner of said quarter section designated as point "301" on said Parcel Plat; thence South 89 degrees 54 minutes 05 seconds West 770.00 feet along the north line of said quarter section to the northwest corner of the grantor's land and the POINT OF BEGINNING of this description: thence North 89 degrees 54 minutes 05 seconds East 300.00 feet along the north line of said quarter section and the north line of the grantor's to the northeast corner of the grantor's land; thence South 1 degree 06 minutes 23 seconds East 63.51 feet along the east line of the grantor's land; thence South 89 degrees 12 minutes 44 seconds West 196.23 feet to the point designated "3031" on said Parcel Plat; thence North 89 degrees 53 minutes 06 seconds West 103.75 feet to the west line of the grantor's land; thence North 1 degree 06 minutes 23 seconds West 65.48 feet along said west line to the POINT OF BEGINNING and containing 0.448 acres, more or less, inclusive of the presently existing right-of-way which contains 0.138 acres, more or less.

**This Document is the property of
the Lake County Recorder!**

This description was prepared for the Indiana Department of Transportation by the following:

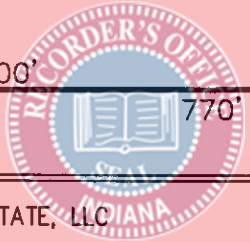
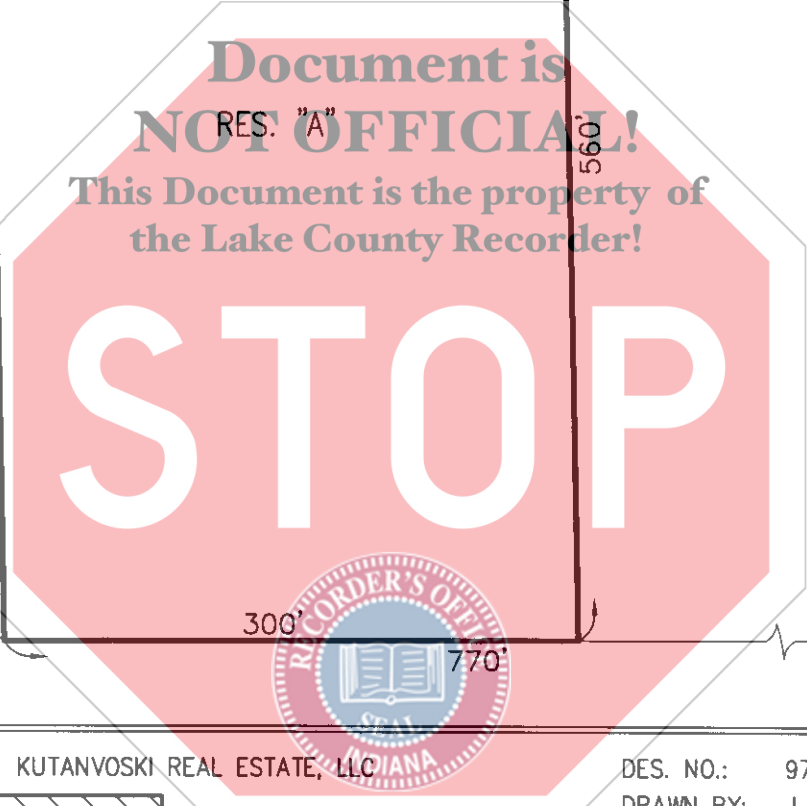
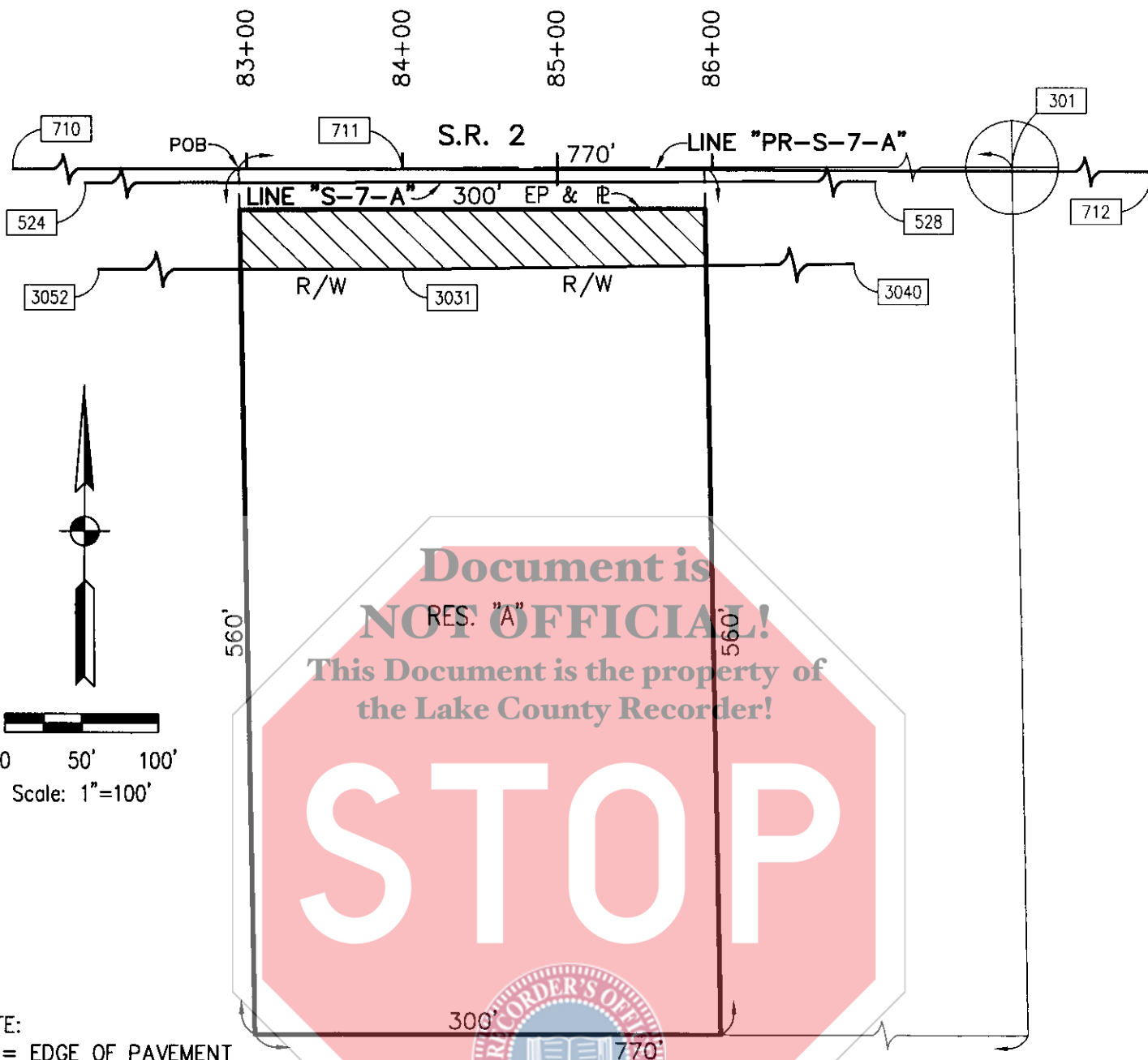
V. J. Barr 04/26/2010

V.S. Engineering, Inc.
 Vincent J. Barr, P.L.S.
 Professional Land Surveyor No. 9700015
 State of Indiana



RIGHT-OF-WAY PARCEL PLAT

Prepared for Indiana Department of Transportation
by VS Engineering (Job #09-2535)



NOTE:
 EP = EDGE OF PAVEMENT
 R = PROPERTY LINE

PARCEL: 20
 CODE: 4747
 PROJECT: STP-194-1()
 ROAD: S.R. 2
 COUNTY: LAKE
 SECTION: 25
 TOWNSHIP: 33 N.
 RANGE: 8 W.

OWNER: KUTANVOSKI REAL ESTATE, LLC



HATCHED AREA IS
 THE APPROXIMATE TAKING

DES. NO.: 9706420
 DRAWN BY: J.A. GARZA 02/03/2010
 CHECKED BY: V.J. BARR 04/26/2010

INSTR. No. 2006-078322, DATED: 09/05/2006
 TAX ID. No. 45-20-25-126-002-000.012

DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS.

PARCEL COORDINATE CHART (shown in feet)

Point	Centerline	Station	Offset	Northing	Easting
301	A	823+54.04	7.94 L	94487.1574	90003.8052
524	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
528					
710	PR-S-7-A	78+00.05	0.00	94486.3584	88739.0000
711	PR-S-7-A	84+00.00	0.00	94485.1530	89338.9474
712	PR-S-7-A	95+50.00	0.00	94481.7951	90488.9424
3031	PR-S-7-A	84+00.00	65.00 R	94420.1531	89338.8168
3040	PR-S-7-A	87+00.00	60.00 R	94424.2773	89638.7709
3052	PR-S-7-A	78+10.00	65.00 R	94421.3385	88748.8180

NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES.

Document is NOT OFFICIAL!

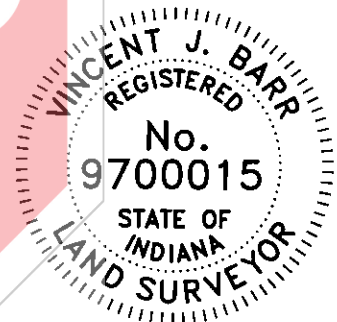
This Document is the property of the Lake County Recorder!

SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Instrument No. 2009002303 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").

V.J. Barr 04/26/2010

VS ENGINEERING, INC.
VINCENT J. BARR, P.L.S.
PROFESSIONAL LAND SURVEYOR NO. 9700015
STATE OF INDIANA



PARCEL: 20	OWNER: KUTANVOSKI REAL ESTATE, LLC	DES. NO.: 9706420
CODE: 4747		DRAWN BY: J.A. GARZA 02/03/2010
PROJECT: STP-194-1()		CHECKED BY: V.J. BARR 04/26/2010
ROAD: S.R. 2		
COUNTY: LAKE		
SECTION: 25		
TOWNSHIP: 33 N.	NOTE: DIMENSIONS SHOWN HEREIN ARE ENGLISH.	
RANGE: 8 W.		