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RECORDED

Form WD-1  
Rev. 7-1-07

**WARRANTY DEED**

45-1609-226-097.  
000-042

Project: 0014500  
Code: 5260  
Parcel: 8  
Page: 1 of 3

**THIS INDENTURE WITNESSETH**, That Lynda G. Levin

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 one hundred sixty four thousand seven hundred and no/100 Dollars (\$ 164,700.00 ) (of which said sum \$ 164,700.00 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.

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.

I.C. 8-23-7-31

**028387**



**NON-TAXABLE**

**AUG 18 2011**

**PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR**

AMOUNT \$ 100  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # \_\_\_\_\_  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLERK A.R.

Project: 0014500  
Code: S.R. 53  
Parcel: 8  
Page: 2 of 3

IN WITNESS WHEREOF, the said Grantor(s) has \_\_\_\_\_ executed this instrument this 17<sup>th</sup> day of August, 2010.

Lynda G. Levin (Seal) \_\_\_\_\_ (Seal)  
Signature Signature

Lynda G. Levin  
Printed Name Printed Name

\_\_\_\_\_  
Signature (Seal) Signature (Seal)

\_\_\_\_\_  
Printed Name Printed Name

STATE OF Indiana

COUNTY OF Lake

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

Before me, a Notary Public in and for said State and County, personally appeared Lynda G. Levin

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

Witness my hand and Notarial Seal this 17<sup>th</sup> day of August, 2010.

Susan D. Birdsall  
Susan D. Birdsall  
Printed Name

My Commission expires 12-9-2016

I am a resident of Lake County.



Code: 5200

Parcel: 8

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  
Kristen E. Edmundson

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"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".

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

Signature: Troy Petersen  
Printed Name: Troy Petersen

I.C. 8-23-7-31



**EXHIBIT "A"**

Project: 0014500  
Code: 5260  
Parcel No.: 8 Fee Simple Right-of-Way  
Key No.: 45-16-09-226-097.000-042  
Form: WD-1 Rev. 7-1-07

Sheet 1 of 1

A part of the Northeast Quarter of Section 9, 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 the northeast corner of said section, said northeast corner being designated as point "204" on said plat; thence South 0 degrees 13 minutes 44 seconds West 1,089.03 feet along the east line of said section to the southeast corner of the grantor's land; thence North 89 degrees 20 minutes 24 seconds West 51.43 feet along the south line of the grantor's land; thence North 0 degrees 24 minutes 22 seconds East 515.97 feet to point "529" designated on said plat; thence North 5 degrees 18 minutes 16 seconds West 100.50 feet to point "528" designated on said plat; thence North 2 degrees 27 minutes 36 seconds West 400.44 feet to point "527" designated on said plat; thence North 49 degrees 18 minutes 41 seconds West 50.98 feet to point "526" designated on said plat; thence North 88 degrees 34 minutes 31 seconds West 175.07 feet to point "525" designated on said plat; thence North 78 degrees 46 minutes 27 seconds West 127.53 feet to point "524" designated on said plat, which point is on the south boundary of 109<sup>th</sup> Avenue; thence North 0 degrees 39 minutes 36 seconds East 14.72 feet to the north line of said section; thence South 89 degrees 20 minutes 24 seconds East 417.21 feet along said north line to the point of beginning and containing 1.774 acres, more or less, inclusive of the presently existing right-of-way which includes 0.724 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

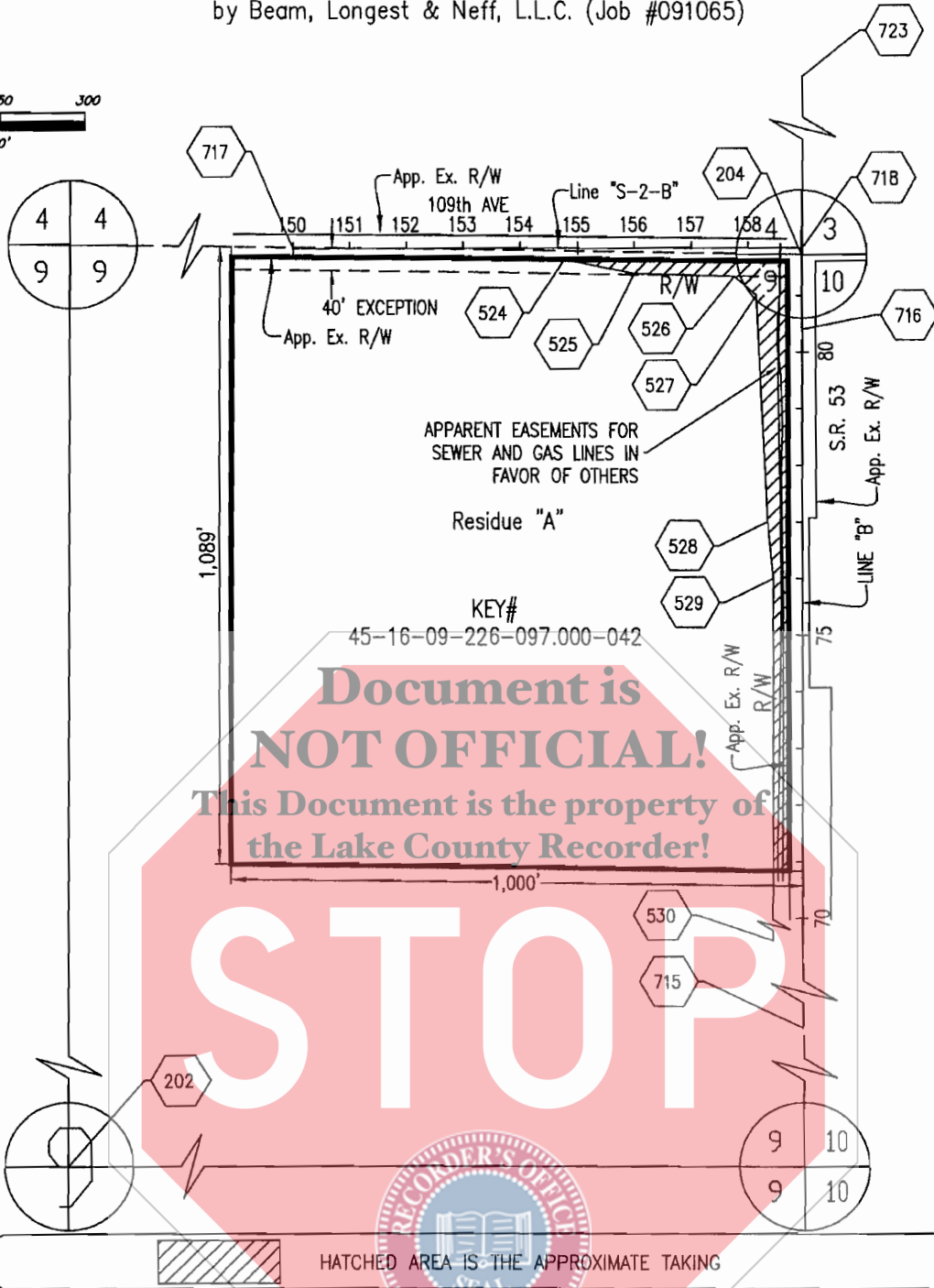
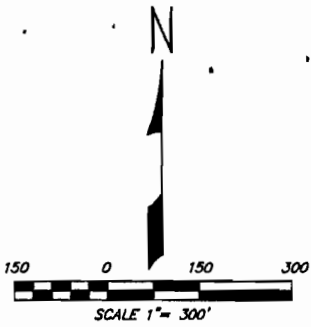


11-4-09  
Date



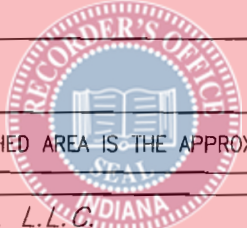
# EXHIBIT "B" R/W PARCEL PLAT

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



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**STOP**



OWNER:	CROWN POINT VENTURE, L.L.C.	DES. NO.:	0014500
PARCEL:	8	DRAWN BY:	J. MOSSON 11-02-09
CODE:	5260	CHECKED BY:	J. HESS 11-03-09
PROJECT:	0014500	INST. NO. 2008-072254, DATED 9-24-2008	
ROAD:	S.R. 53	Dimensions shown are from the above listed Record Documents.	
COUNTY:	LAKE		
SECTION:	9		
TOWNSHIP:	34 N.		
RANGE:	8 W.		



PARCEL COORDINATE CHART (shown in feet)						
Point	Centerline	Station	Offset	Lt./Rt.	Northing	Easting
202,204, 715,716, 717,718, 723	SEE ROUTE SURVEY, INSTRUMENT #2009057934					
524	S-2-B	154+75.00	19.71	Rt.	48165.1017	83202.3083
525	S-2-B	156+00.00	45.00	Rt.	48140.2741	83327.4010
526	S-2-B	157+75.00	50.00	Rt.	48135.9213	83502.4183
527	B	81+00.00	80.00	Lt.	48102.6872	83541.0721
528	B	77+00.00	60.00	Lt.	48102.6872	83541.0721
529	B	76+00.00	50.00	Lt.	48102.6872	83541.0721
530	B	66+50.14	50.00	Lt.	46652.7152	83560.8173

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

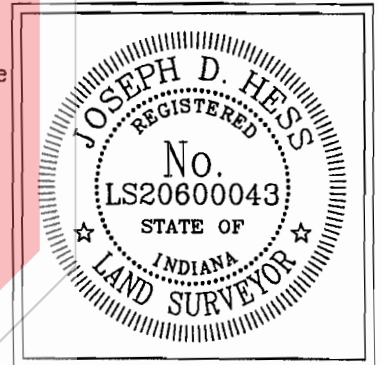
Note: Lines "B" & "S-2-B" are Control Lines.

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**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* 11-4-09  
 Joseph D. Hess Date  
 Registered Land Surveyor No. LS20600043  
 State of Indiana

OWNER:	CROWN POINT VENTURE, L.L.C.	DES. NO.:	0014500
PARCEL:	8	DRAWN BY:	J. MOSSON 11-02-09
CODE:	5260	CHECKED BY:	J. HESS 11-03-09
PROJECT:	0014500	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	
ROAD:	S.R. 53		
COUNTY:	LAKE		
SECTION:	9		
TOWNSHIP:	34 N.		
RANGE:	8 W.		