

6  
6

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2011 054098

2011 SEP 30 AM 10:33

MICHELLE S. LAJMAN  
RECORDER

Form WD-1  
8/98

**WARRANTY DEED**

45-20-126-003.000  
-012

Project: 9706420  
Code: 4747  
Parcel: 21  
Page: 1 of 2

**THIS INDENTURE WITNESSETH, That Salter Realty, LLC an Indiana Limited Liability Company**

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 Twenty Nine Thousand Three Hundred Dollars and no cents Dollars (\$ 29,300.00 ) (of which said sum \$ 29,300.00 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.

*The undersigned represent and warrant that they are the Members of the Grantor; that the Grantor is a limited liability company validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full company capacity to convey the real estate interest described; that pursuant to a resolution of the Members of the Grantor or the Operating Agreement of the Grantor they have full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that they are therefore, fully authorized and empowered to convey to the State of Indiana real estate of the Grantor, and that on the date of execution of said.*

Interests in land acquired by the Indiana Department of Transportation  
Grantee mailing address:  
100 North Senate Avenue

This Instrument Prepared By

Attorney at Law

**NON-TAXABLE**  
SEP 28 2011  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

028949

NC  
UR

Project: 9706420  
Code: 4747  
Parcel: 21  
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."

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.

W.S.S.

IN WITNESS WHEREOF, the said Grantor(s) (has) (have) executed this instrument this 16 day of March, 2011.

**Salter Realty, LLC an Indiana Limited Liability Company**

By [Signature] (Seal) Signature

Timothy L. Salter managing member  
Printed Name Title Printed Name

Signature (Seal) Signature (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 Salter Realty, LLC an Indiana Limited Liability Company by Timothy L. Salter, managing member, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be its voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

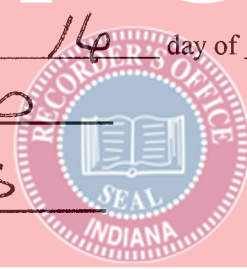
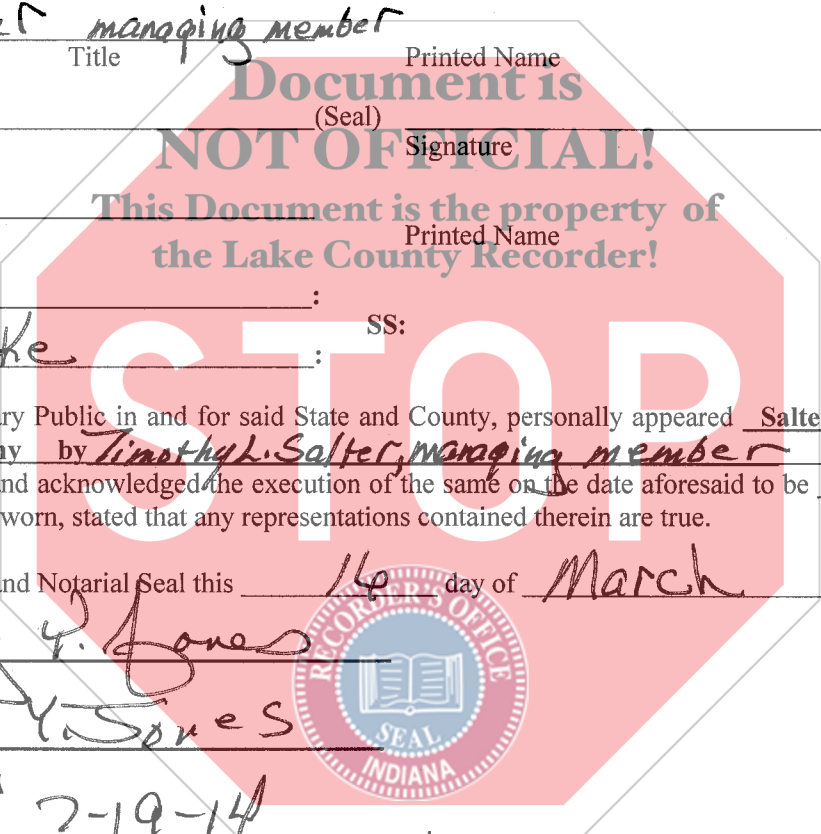
Witness my hand and Notarial Seal this 16 day of March, 2011.

[Signature]  
Signature

Lance Y. Jones  
Printed Name

My Commission expires 7-19-14

I am a resident of Howard County.




Code: 4747

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

**Document is  
NOT OFFICIAL!**

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

Grantee's Mailing Address:

100 North Senate Avenue *Inddot*  
Indianapolis, IN 46204-2219

I.C. 8-23-7-31

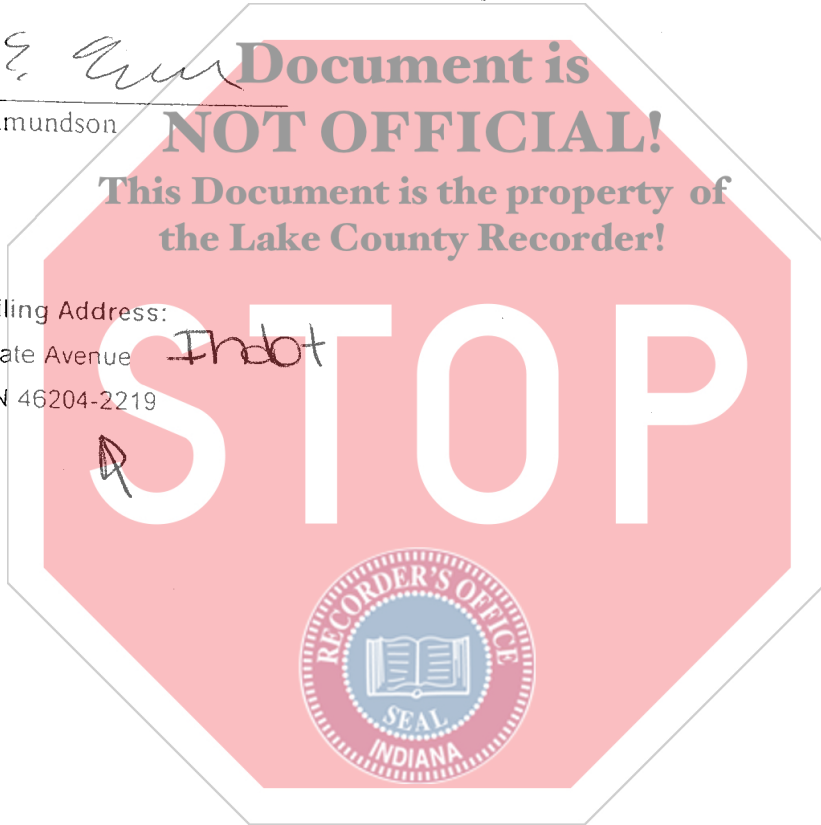


EXHIBIT "A"

Project: STP-194-1( )

Sheet 1 of 1

Parcel: 21 Fee Simple

Code: 4747

Tax Id No: 45-20-25-126-003.000-012

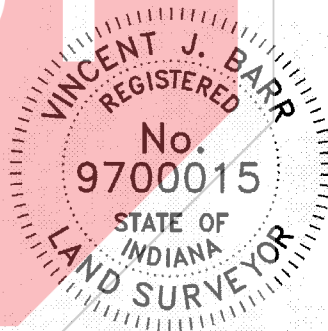
Form: WD-1

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 400.00 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 140.00 feet along the north line of said quarter section and the north line of the grantor's land to the northeast corner of the grantor's land; thence South 1 degree 06 minutes 23 seconds East 62.75 feet along the east line of the grantor's land; thence North 89 degrees 49 minutes 58 seconds West 106.25 feet to the point designated "3040" on said Parcel Plat; thence South 89 degrees 12 minutes 44 seconds West 33.76 feet to the west line of the grantor's land; thence North 1 degree 06 minutes 23 seconds West 62.67 feet along said west line to the POINT OF BEGINNING and containing 0.201 acres, more or less, inclusive of the presently existing right-of-way which contains 0.064 acres, more or less.

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

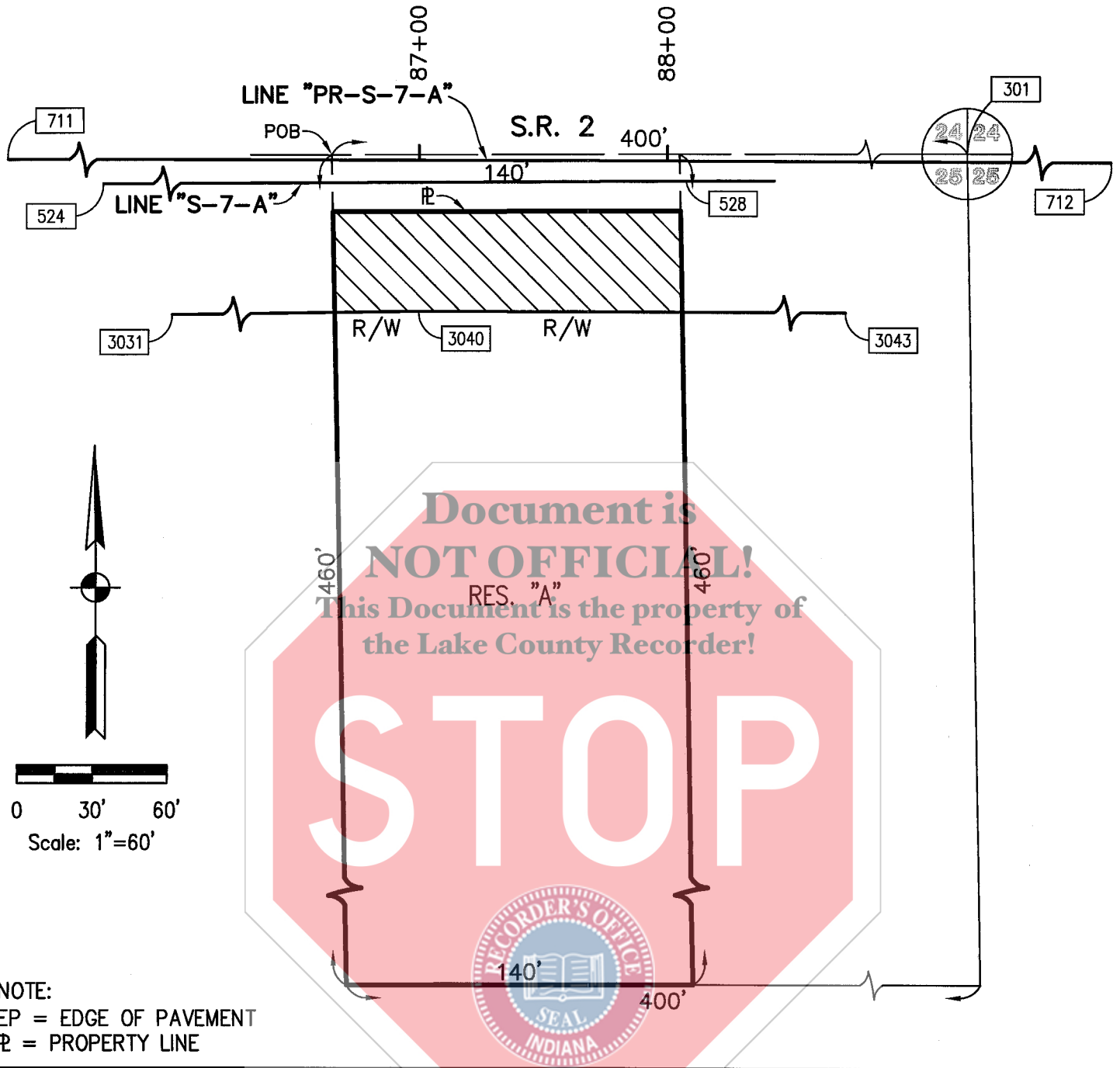
*V. J. Barr 04/26/2010*

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  
PL = PROPERTY LINE

PARCEL: 21      OWNER: SALTER REALTY, LLC  
 CODE: 4747  
 PROJECT: STP-194-1( )  HATCHED AREA IS THE APPROXIMATE TAKING  
 ROAD: S.R. 2  
 COUNTY: LAKE  
 SECTION: 25  
 TOWNSHIP: 33 N.      NOTE: DIMENSIONS SHOWN HEREIN ARE ENGLISH.  
 RANGE: 8 W.

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

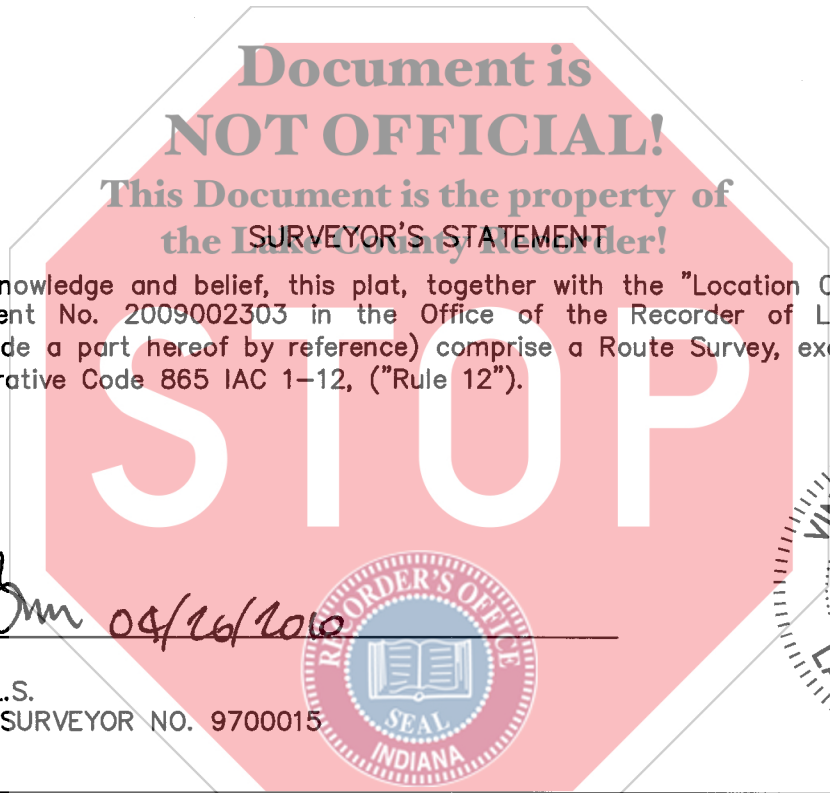
INSTR. No. 2005-007480, DATED: 01/28/2005  
 TAX ID. No. 45-20-25-126-003-000.012

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					
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
3043	PR-S-7-A	93+63.68	60.00 R	94422.3394	90302.4497

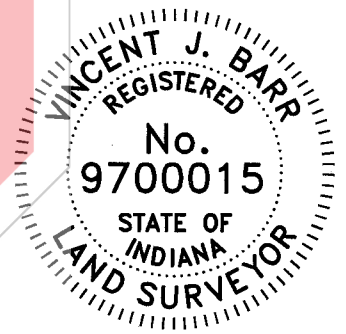
NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES.



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: 21	OWNER: SALTER REALTY, 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.		