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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 011041

2014 FEB 25 AM 9:57

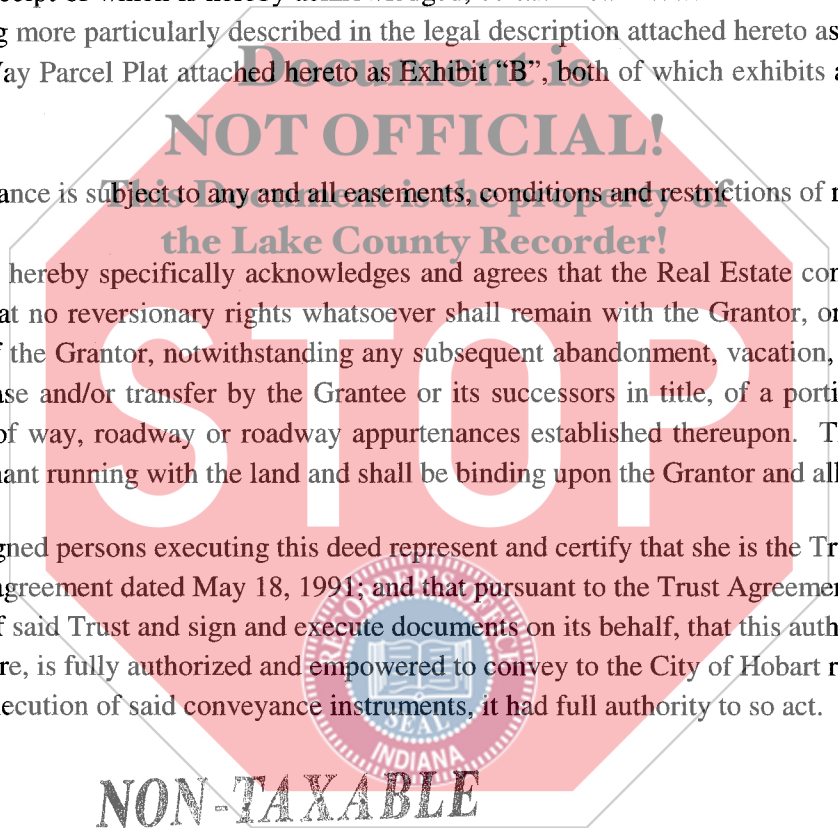
MICHAEL B. BROWN
WARRANTY DEED RECORDER

Form WD-1
REV 2009

State ID: 45-13-06-326-009.000-018
Property Address: 5530 E. 61st Ave., Hobart, IN 46342

Project: 61st Ave. – Phase 3
Des. No.: 0900071
Parcel: 49
Page: 1 of 3

THIS INDENTURE WITNESSETH, That Ruth M. Reeder, Trustee of the Ruth M. Reeder Trust under agreement dated May 18, 1991, the Grantor, of Lake County, State of Indiana Conveys and Warrants to the CITY OF HOBART, Indiana, a municipal corporation organized and existing under the laws of the State of Indiana, the Grantee, for and in consideration of the sum of Four Thousand Eight Hundred Dollars (\$4,800.00) (of which said sum \$ 2,300.00 represents land and improvements acquired and 2,500.00 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 hereby specifically acknowledges and agrees that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor, or any successors in title to the abutting lands of the Grantor, 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 and all successors and assigns.

The undersigned persons executing this deed represent and certify that she is the Trustee of the Ruth M. Reeder Trust under agreement dated May 18, 1991; and that pursuant to the Trust Agreement, has full authority to manage the affairs of said Trust and sign and execute documents on its behalf, that this authority has not been revoked; and therefore, is fully authorized and empowered to convey to the City of Hobart real estate of the Trust; and on the date of execution of said conveyance instruments, it had full authority to so act.

NON-TAXABLE

FEB 25 2014

010921

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

CASH
\$24.00
M.E

Project: 61st Ave. – Phase 3

Des. No.; 0900071

Parcel: 49

Page: 2 of 3

IN WITNESS WHEREOF, the said Grantor have executed this instrument this 22 day of November, 2013.

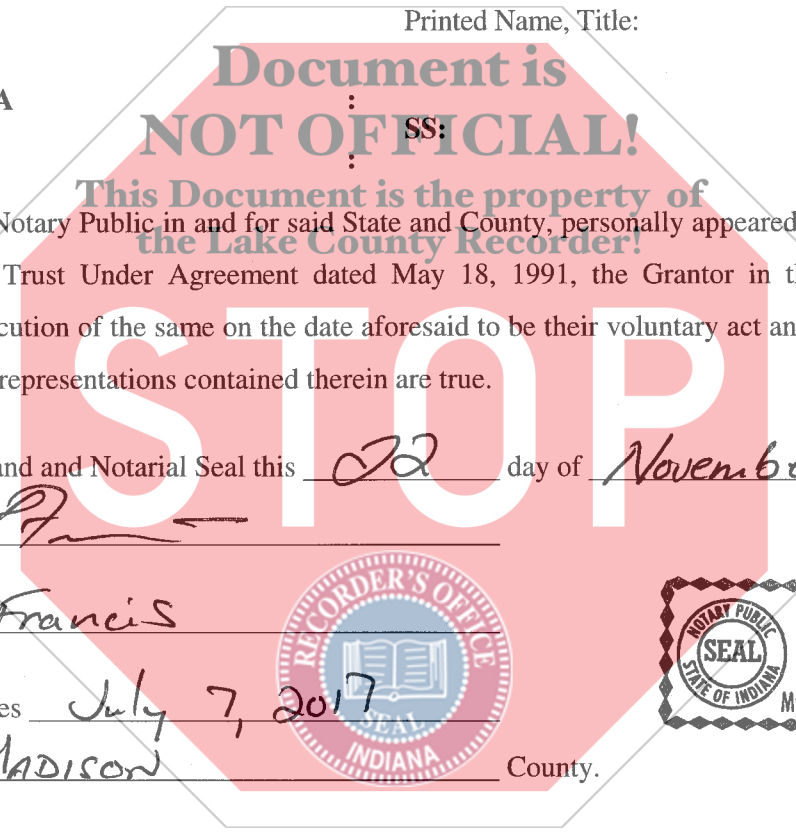
RUTH M. REEDER TRUST UNDER AGREEMENT DATED MAY 18, 1991

Ruth M. Reeder
Signature:

Ruth M. Reeder, Trustee
Printed Name, Title:

STATE OF INDIANA

COUNTY OF LAKE



Before me, a Notary Public in and for said State and County, personally appeared Ruth M. Reeder, trustee of the Ruth M. Reeder Trust Under Agreement dated May 18, 1991, the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be their voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

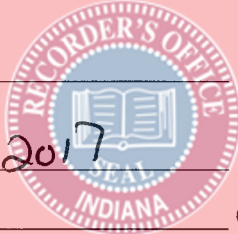
Witness my hand and Notarial Seal this 22 day of November, 2013.

Ronald L. Francis
Signature

Ronald L. Francis
Printed Name

My Commission expires July 7, 2017

I am a resident of MADISON County.



Project: 61st Ave. – Phase 3

Des. No.; 0900071

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Page: 3 of 3

Interests in land acquired by City of Hobart

I affirm under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Anthony DeBonis, Jr.

This instrument prepared by: Anthony DeBonis, Jr., Hobart City Attorney
SMITH & DeBONIS, LLC
9696 Gordon Drive
Highland, IN 46322

Grantee's mailing and tax bill address:

414 Main Street
Hobart, IN 46342

Legal Description prepared by Butler, Fairman & Seufert, Inc.

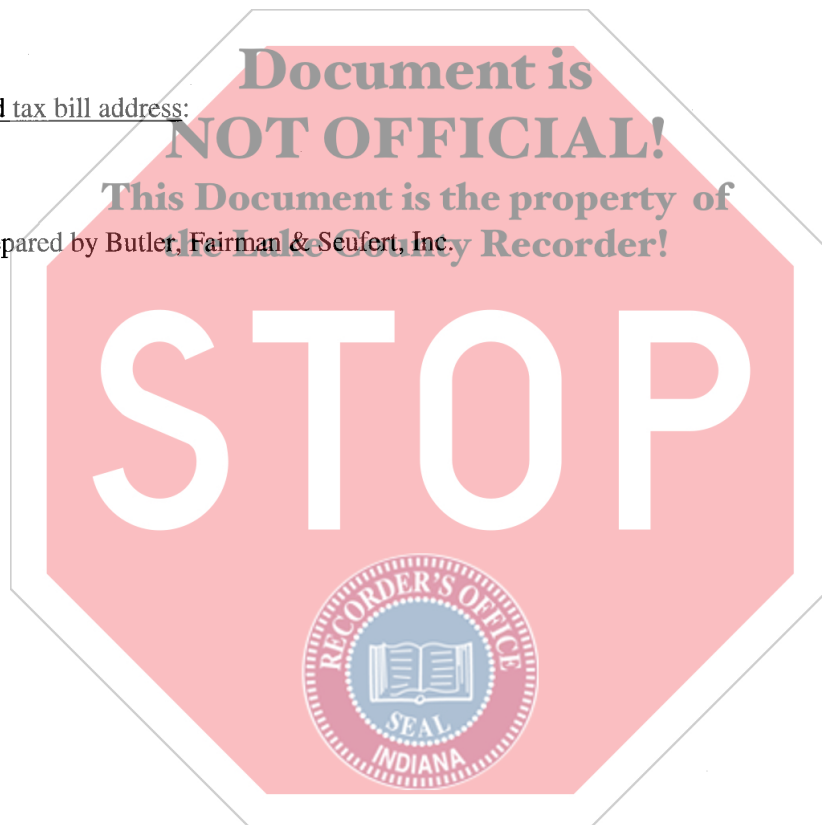



Exhibit "A"
PARCEL 49
61st Avenue, Hobart, Indiana

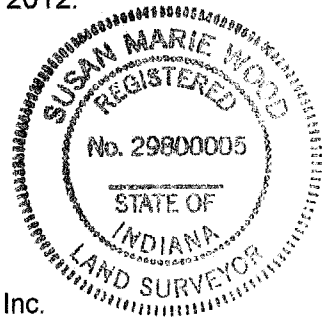
Key No.: 45-13-06-326-009.000-018

Sheet: 1 of 1

A part of the Southwest Quarter of Section 6, Township 35 North, Range 7 West, Lake County, Indiana and that part of the grantor's land described in Instrument No. 91037433 in the Office of the Recorder of Lake County, 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 southeast corner of said quarter section; thence North 0 degrees 51 minutes 28 seconds West (assumed bearing) 1,222.57 feet (1,224.86 feet per Instrument No. 900137734, office of said recorder, along the east line of said quarter section to the centerline of Bracken Road; thence South 87 degrees 30 minutes 02 seconds West 132.05 feet along the centerline of said Bracken Road to the southeast corner of the tract of land described in said Instrument No. 900137734; thence North 0 degrees 51 minutes 28 seconds West 30.01 feet along the east line of said tract to the point of beginning of this description; thence South 87 degrees 30 minutes 02 seconds West 132.05 feet along the north line of said tract to northwest corner of said tract and the west line of the grantor's land; thence North 0 degrees 51 minutes 28 seconds West 27.00 feet along said west line; thence North 87 degrees 36 minutes 59 seconds East 132.04 feet to the east line of the grantor's land; thence South 0 degrees 51 minutes 28 seconds East 26.73 feet along said east line to the point of beginning and containing 0.081 acres, more or less.

Given this 18th day of June, 2012.


Susan M. Wood, L.S.
Registered Land Surveyor
State of Indiana, No. 29800005



This description was prepared for the City of Hobart, Indiana by Butler, Fairman & Seufert, Inc.

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PARCEL NO. : 49
 PROJECT NO. : 0900071
 ROAD NAME : 61ST AVENUE
 COUNTY : LAKE
 SECTION : 6
 TOWNSHIP : 35 N.
 RANGE : 7 W.

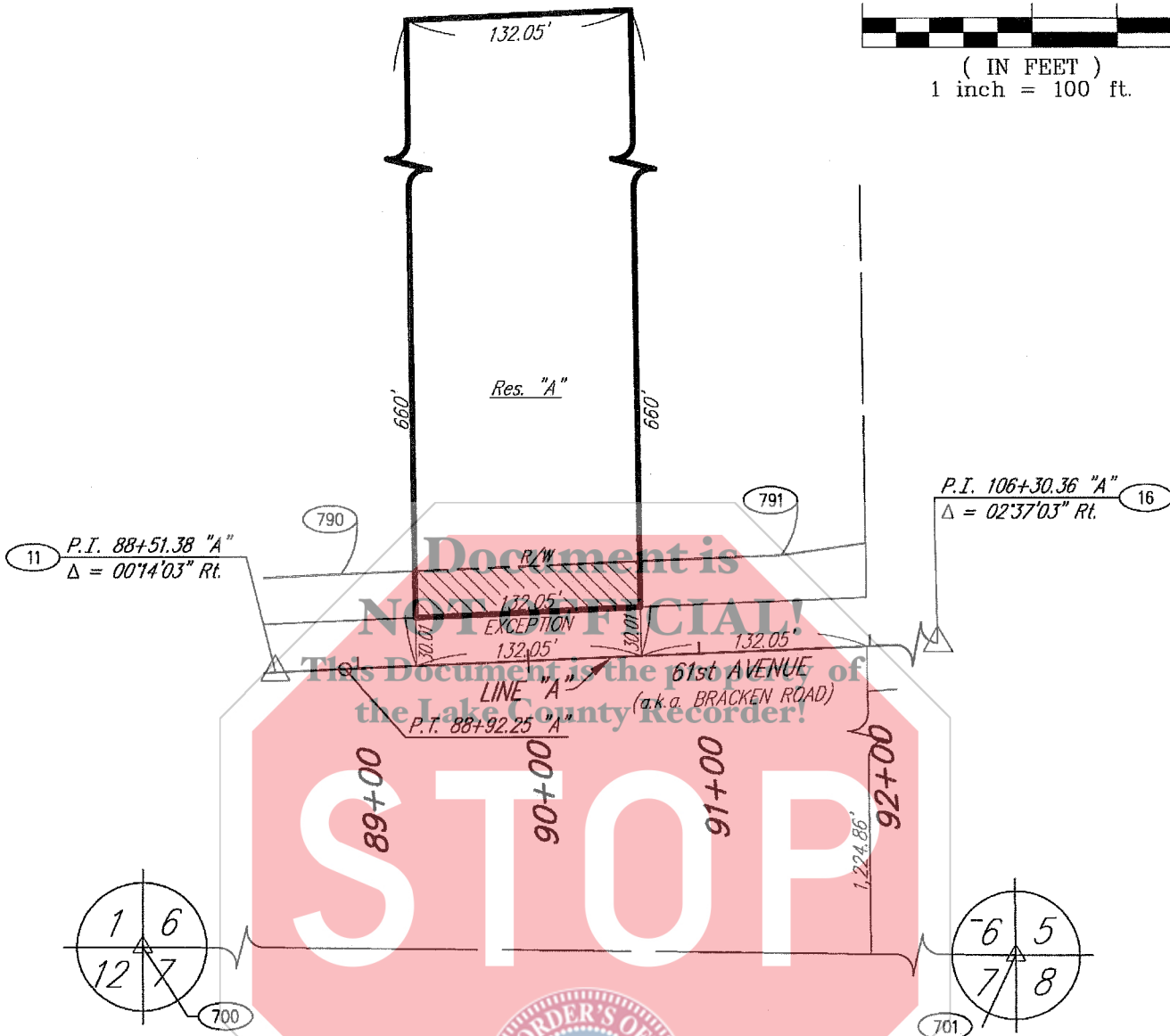
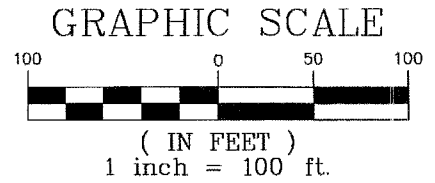
OWNER : RUTH M. REEDER TRUST, ET AL.
 DEED REC. 1233, PAGE 324, DATED 04/04/1963
 INSTRUMENT NO. 91037433, DATED 07/12/1991

DRAWN BY: CVS 06/04/2012
 CHECKED BY: SMW 06/08/2012
 SCALE: 1" = 100'
 SHEET 1 OF 1

 HATCHED AREA IS THE APPROXIMATE TAKING

THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM THE RECORDER'S OFFICE AND OTHER SOURCES WHICH WERE NOT NECESSARILY CHECKED BY A FIELD SURVEY.

EXHIBIT "B"



PARCEL COORDINATE CHART

POINT	STATION	OFFSET	CL	NORTH	EAST
790	+P.T.(88+92.25)	55.00 Lt.	"A"	2281123.7208	2901734.4432
791	91+50.00	55.00 Lt.	"A"	2281134.4409	2901991.9666

SEE LOCATION CONTROL ROUTE SURVEY PLAT FOR POINTS 11, 16, 700 & 701

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


SURVEYORS STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey Plat" recorded as Instrument #2011027561 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").

ROUTE SURVEY PLAT

Prepared for - CITY OF HOBART
by Butler, Fairman and Seufert, Inc. (Job #4950.0601)

Project = 4950RW 06-12-12 AT 07:50 CVS 1
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 Susan M. Wood
 L.S. 29800005

6/18/12
 Date

