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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 011045

2014 FEB 25 AM 9:57

MICHAEL B. BROWN
RECORDER

Form WD-1
REV 2009

WARRANTY DEED

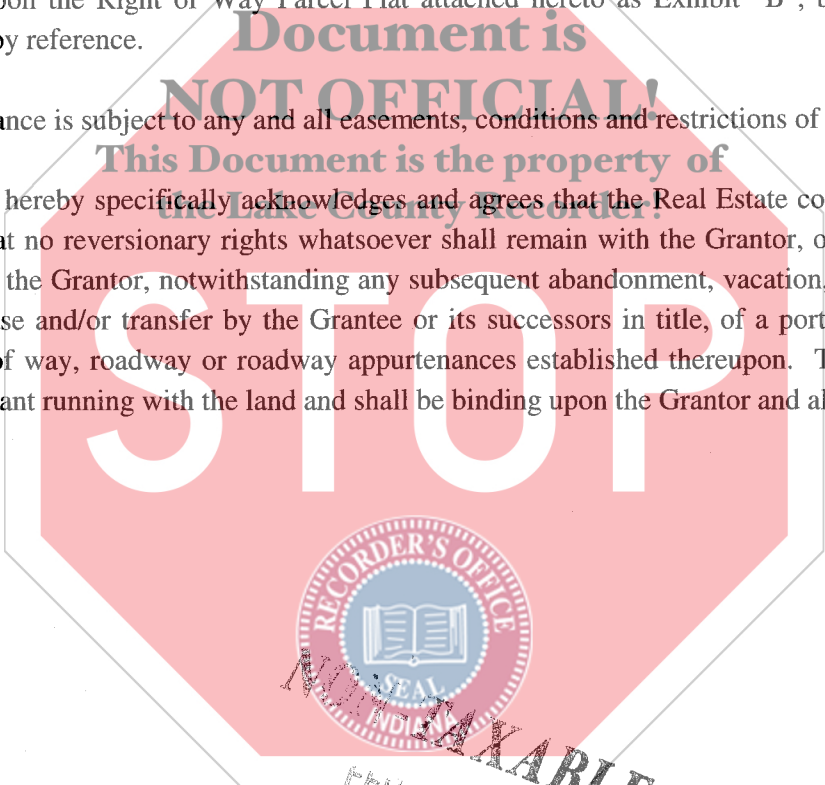
State ID: 45-13-01-479-018.000-018
45-13-01-479-019.000-018
45-13-01-479-020.000-018
Property Address: 4420 E. 61st Ave., Hobart, IN 46342

Project: 61st Ave. – Phase 3
Des. No.: 0900071
Parcel: 21
Page: 1 of 3

THIS INDENTURE WITNESSETH, That John J. Ketchum, 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 Thirty Nine Thousand Dollars (\$39,000.00) (of which said sum \$ 9,500.00 represents land and improvements acquired and 29,500.00 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.



NOT TAXABLE
FEB 25 2014
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

010924

\$24.00
M-E
CASH

Project: 61st Ave. – Phase 3

Des. No.: 0900071

Parcel: 21

Page: 2 of 3

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 4 day of October, 2013.

[Handwritten Signature]
Signature

John J. Ketchum
Printed Name

STATE OF INDIANA

COUNTY OF LAKE

:
SS:

Before me, a Notary Public in and for said State and County, personally appeared John J. Ketchum, 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.

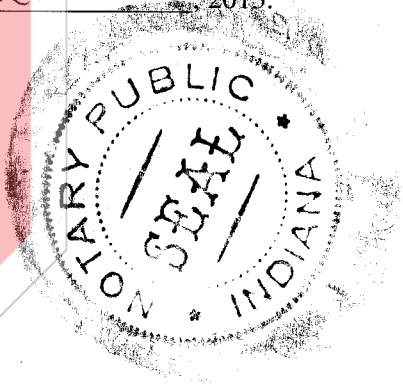
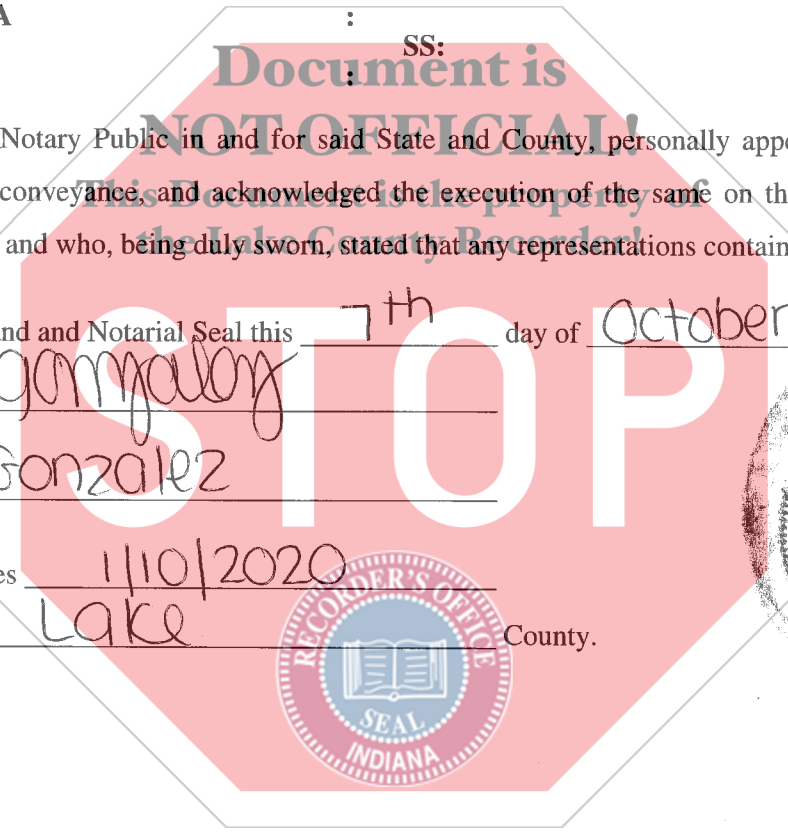
Witness my hand and Notarial Seal this 7th day of October, 2013.

[Handwritten Signature]
Signature

Tina M Gonzalez
Printed Name

My Commission expires 1/10/2020

I am a resident of Lake County.



Project: 61st Ave. – Phase 3
Des. No.; 0900071
Parcel: 21
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
Anthony DeBonis, Jr. & Associates Attorneys at Law
214 Main Street
Hobart, IN 46342

Grantee's mailing and tax bill address:

414 Main Street
Hobart, IN 46342

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

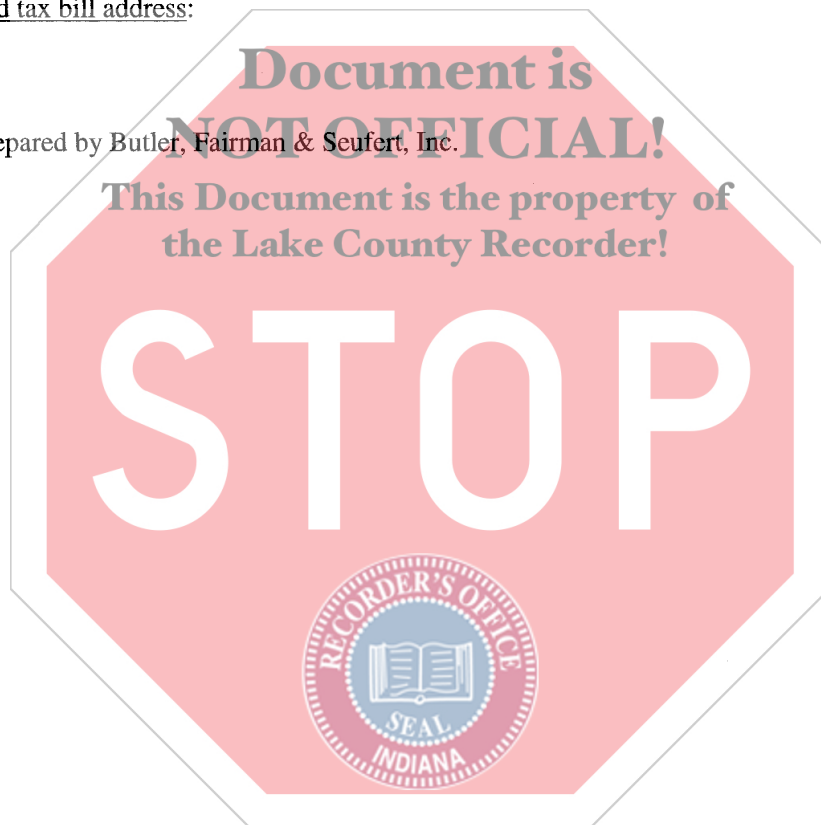


Exhibit "A"
61st Avenue, Hobart, Indiana

Sheet: 1 of 1

Parcel 21

Key No.: 45-12-01-479-018.000-018

The South 30 feet of Lot 9, Block "A" in Deep River Estates, the plat of which is recorded in Plat Book 31, page 98 in the Office of the Recorder of Lake County, Indiana, containing 0.055 acres, more or less.

Parcel 21A

Key No.: 45-12-01-479-019.000-018

The South 30 feet of Lot 10, Block "A" in Deep River Estates, the plat of which is recorded in Plat Book 31, page 98 in the Office of the Recorder of Lake County, Indiana, containing 0.055 acres, more or less.

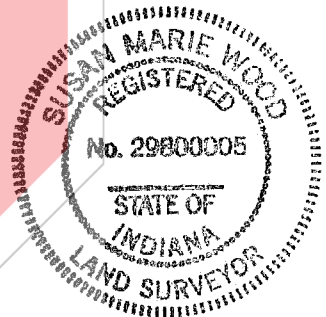
Parcel 21B

Key No.: 45-12-01-479-020.000-018

The South 30 feet of the West 40 feet of Lot 11, Block "A" in Deep River Estates, the plat of which is recorded in Plat Book 31, page 98 in the Office of the Recorder of Lake County, Indiana, containing 0.028 acres, more or less.

Given this 11th day of June, 2012.

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



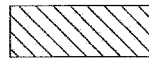
This description was prepared for the City of Hobart, Indiana by Butler, Fairman & Seufert

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PARCEL NO. : 21
 PROJECT NO. : 0900071
 ROAD NAME : 61ST AVENUE
 COUNTY : LAKE
 SECTION : 1
 TOWNSHIP : 35 N.
 RANGE : 8 W.

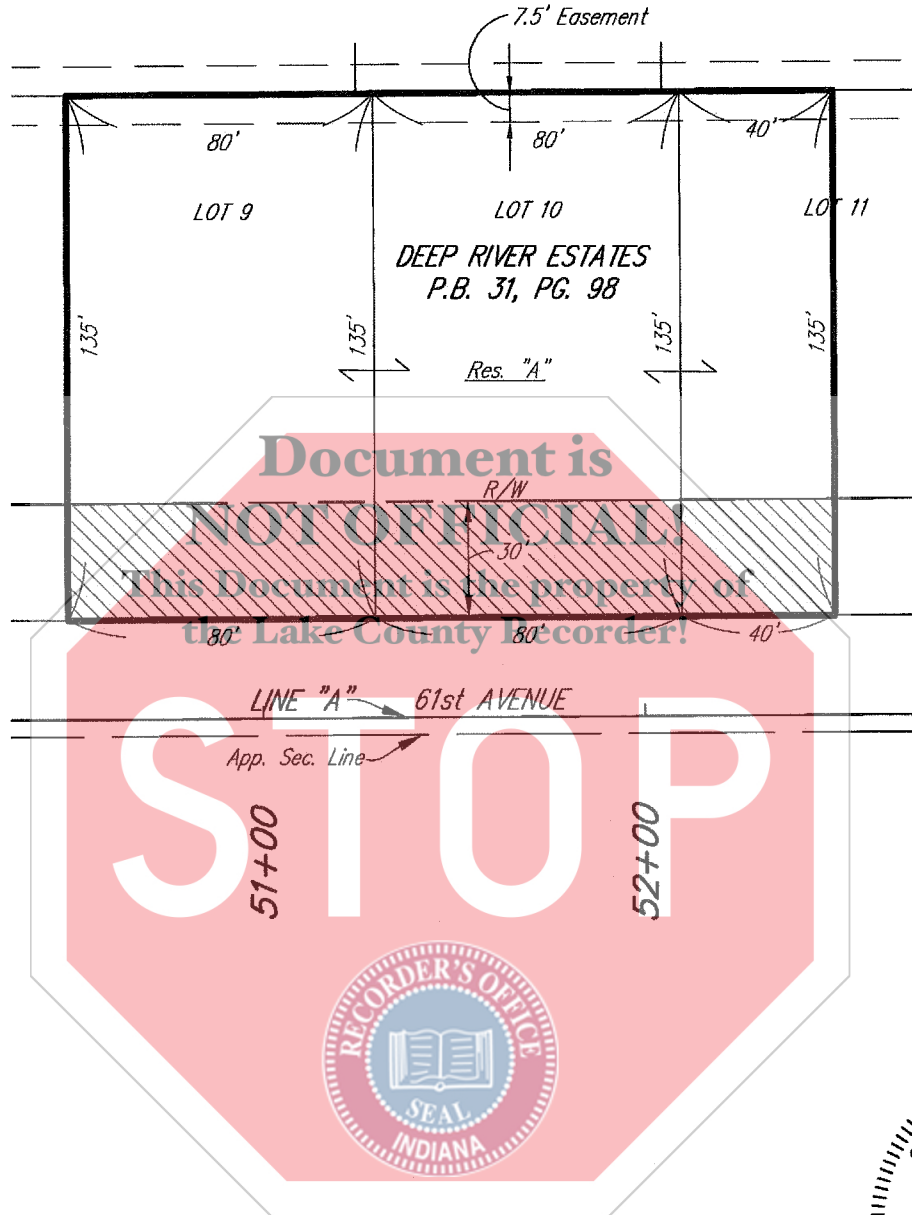
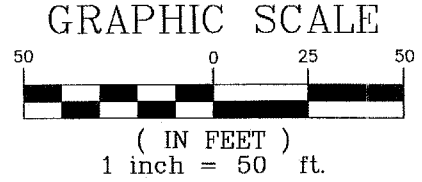
OWNER : KETCHUM, JOHN J.
 INSTRUMENT NO. 2004-105588, DATED 11/24/2004

DRAWN BY: CVS 05/29/2012
 CHECKED BY: SMW 06/08/2012
 SCALE: 1" = 50'
 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"



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 05-29-12 AT 15:54 CVS 1
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Susan M. Wood 6/11/12
 Susan M. Wood Date
 L.S. 29800005