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2014 011047

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 FEB 25 AM 9:57

MICHAEL D. BROWN  
RECORDER

Form WD-1  
REV 2009

**WARRANTY DEED**

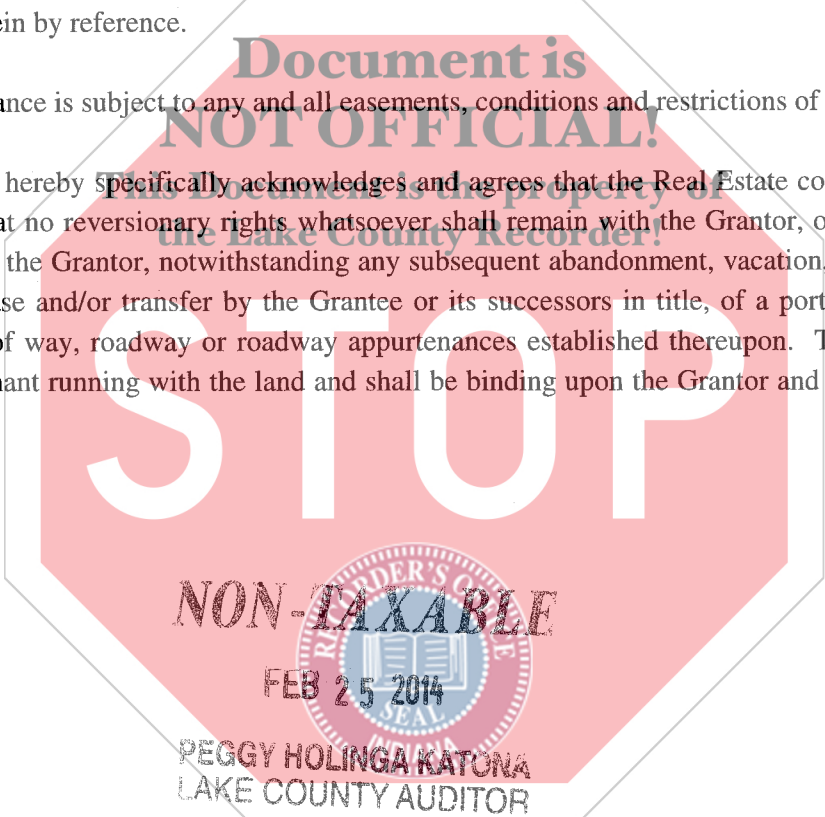
State ID: 45-12-01-479-025.000-018  
Property Address: 480 W. 61<sup>st</sup> Ave., Hobart, IN 46342

Project: 61<sup>st</sup> Ave. - Phase 3  
Des. No.: 0900071  
Parcel: 24  
Page: 1 of 3

**THIS INDENTURE WITNESSETH**, That Ramon Magdaleno Duenas, 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 One Thousand Dollars (\$31,000.00) (of which said sum \$ 7,600.00 represents land and improvements acquired and 23,400.00 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.



**010925**

\$ 24.00  
M.E  
CASH

Project: 61<sup>st</sup> Ave. – Phase 3  
Des. No.; 0900071  
Parcel: 24  
Page: 2 of 3

IN WITNESS WHEREOF, the said Grantor have executed this instrument this 7<sup>th</sup> day of SEPTEMBER, 2013.

Ramon magdaleno duenas  
Signature

Ramon Magdaleno Duenas  
Printed Name

STATE OF INDIANA  
COUNTY OF LAKE

SS:

Before me, a Notary Public in and for said State and County, personally appeared Ramon Magdaleno Duenas, 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.

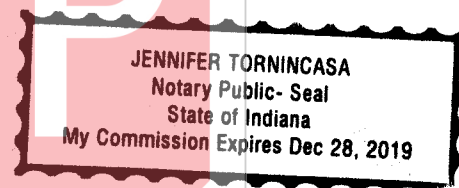
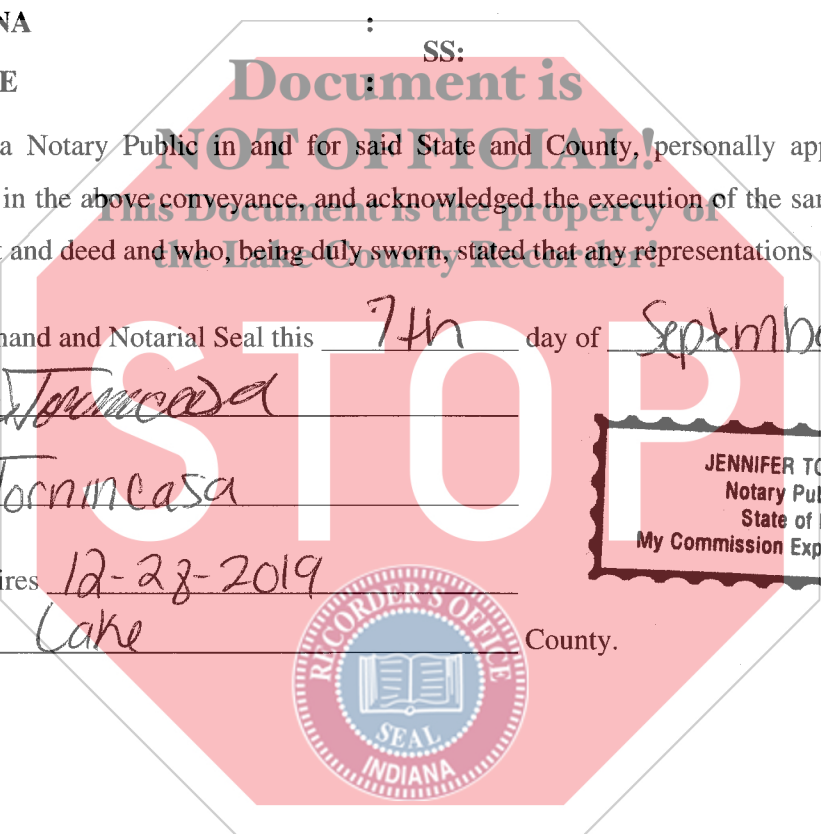
Witness my hand and Notarial Seal this 7<sup>th</sup> day of September, 2013.

Jennifer Tornincasa  
Signature

Jennifer Tornincasa  
Printed Name

My Commission expires 12-28-2019

I am a resident of Lake County.



Project: 61<sup>st</sup> Ave. – Phase 3  
Des. No.: 0900071  
Parcel: 24  
Page:   3   of   3  

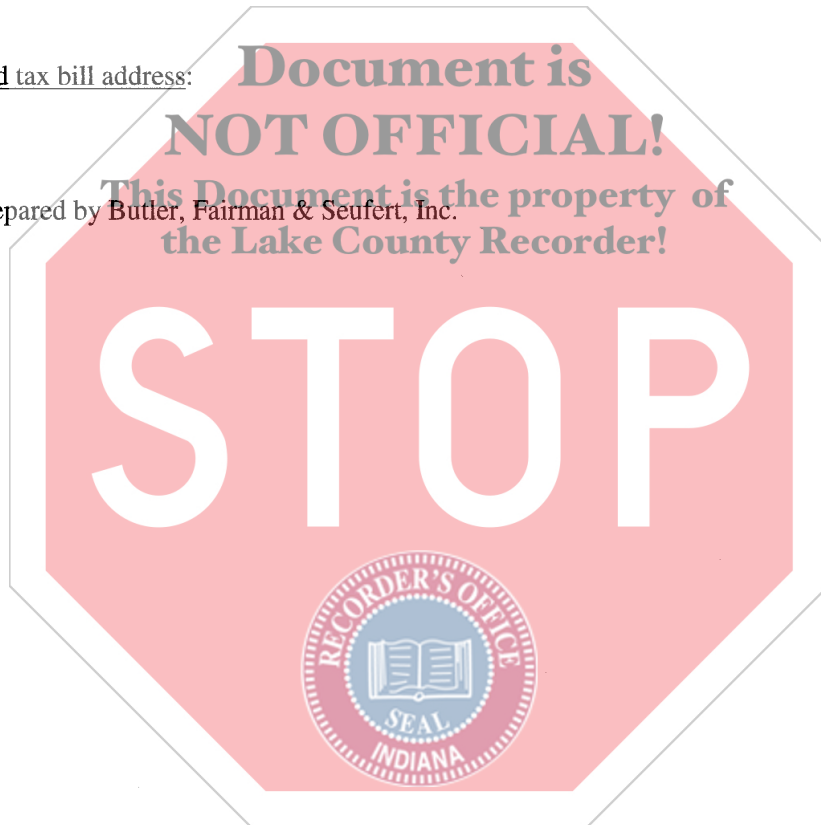
Interests in land acquired by City of Hobart

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"**  
**61<sup>st</sup> Avenue, Hobart, Indiana**

Sheet: 1 of 1

PARCEL 24

Key No.: 45-12-01-479-025.000-018

The South 30 feet of Lot 15, in 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.

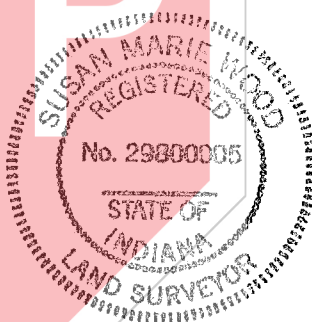
PARCEL 24A

Key No.: 45-12-01-479-026.000-018

The South 30 feet of Lot 16, in 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.

Given this 11<sup>th</sup> 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, Inc.

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PARCEL NO. : 24  
 PROJECT NO. : 0900071  
 ROAD NAME : 61ST AVENUE  
 COUNTY : LAKE  
 SECTION : 1  
 TOWNSHIP : 35 N.  
 RANGE : 8 W.

OWNER : DEVALLE, RAMON, JR.  
 INSTRUMENT NO. 2005-036330, DATED 04/26/2005

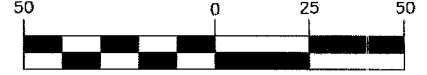
DRAWN BY: RML 06/04/2012  
 CHECKED BY: SMW 06/08/2012  
 SCALE: 1" = 50'  
 SHEET 1 OF 1

 HATCHED AREA IS THE APPROXIMATE TAKING

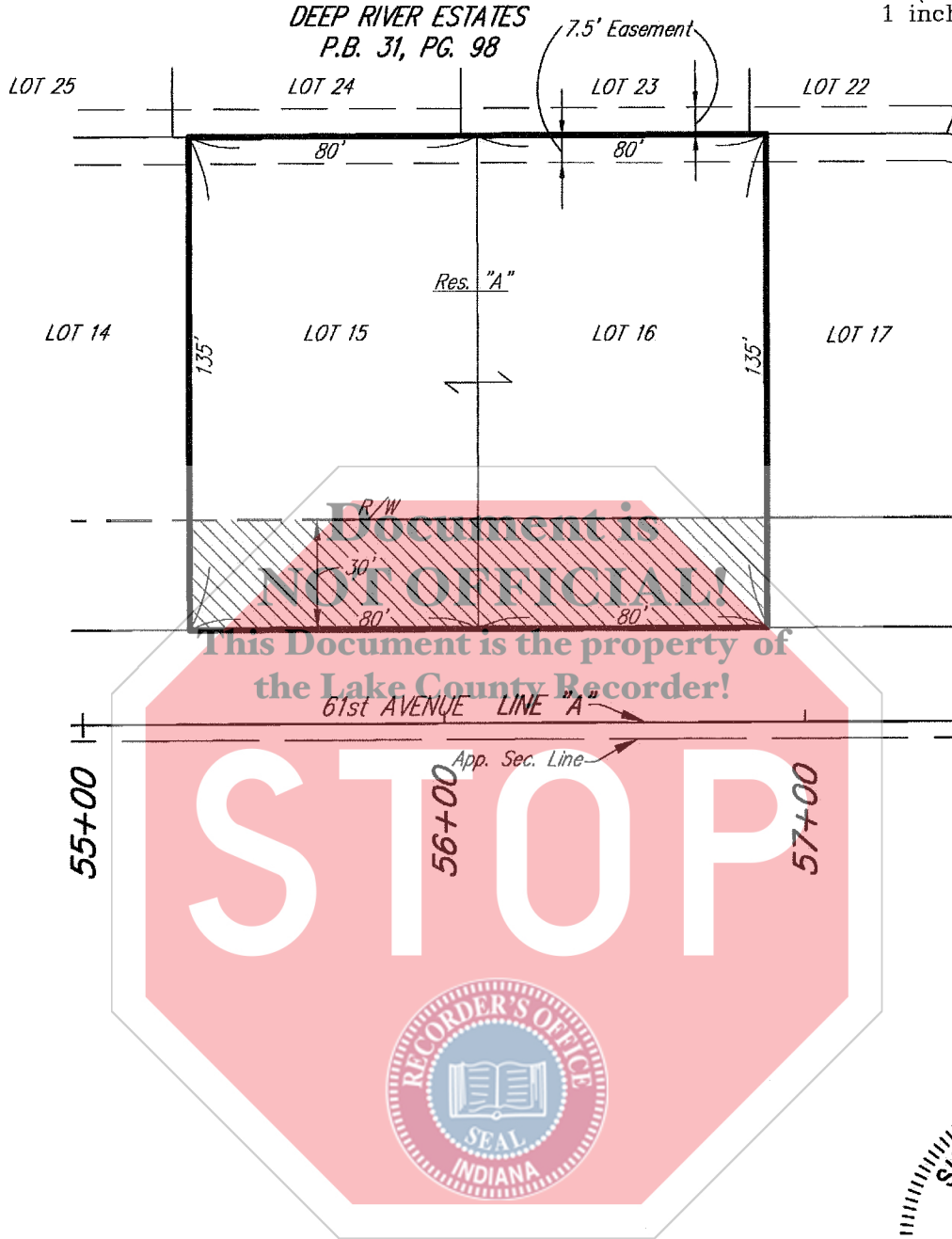
THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM THE RECORDER'S OFFICE AND OTHER SOURCES WHICH WERE NOT NECESSARILY CHECKED BY A FIELD SURVEY.

**EXHIBIT "B"**

**GRAPHIC SCALE**



( IN FEET )  
 1 inch = 50 ft.



Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!



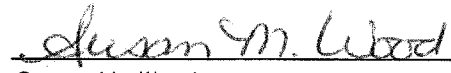
**SURVEYORS STATEMENT**

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 06-04-12 AT 08:41 RML 1  
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 Susan M. Wood L.S. 29800005  
 6/11/12 Date