

2014 048786

2014 AUG 13 PM 1:53

MICHAEL B. BROWN
RECORDER

Form WD-1
REV 2009

WARRANTY DEED

State ID: 45-13-06-451-002.000-018
Property Address: 5601 E. 61st Ave., Hobart, IN 46342

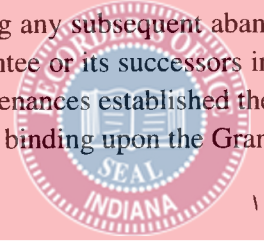
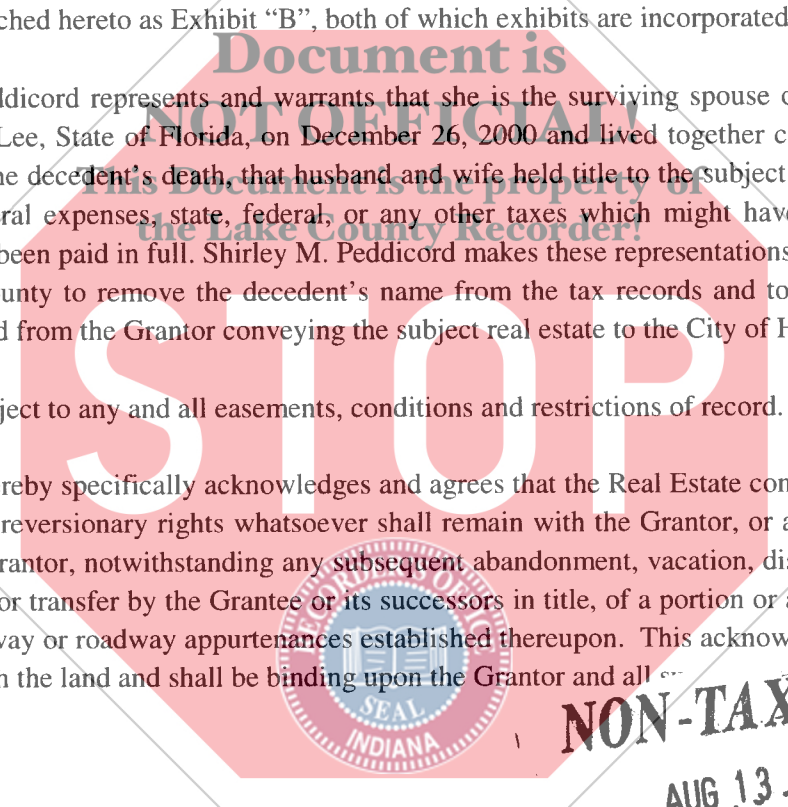
Project: 61st Ave. - Phase 3
Des. No.: 0900071
Parcel: 51
Page: 1 of 3

THIS INDENTURE WITNESSETH, That Shirley M. Peddicord a widow and not remarried, the Grantor, of Scotts Bluff County, State of Nebraska 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 Fifty Thousand, Eight Hundred and Fifty Dollars (\$50,850.00) (of which said sum \$48,550.00 represents land and improvements acquired and \$2,300.00 as 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.

Shirley M. Peddicord represents and warrants that she is the surviving spouse of Jarvis R. Peddicord, who died in the County of Lee, State of Florida, on December 26, 2000 and lived together continuously as husband and wife until the date of the decedent's death, that husband and wife held title to the subject real estate as tenants by the entireties, that all funeral expenses, state, federal, or any other taxes which might have been assessed against the decedent's estate have been paid in full. Shirley M. Peddicord makes these representations for the purpose of inducing the Auditor of said County to remove the decedent's name from the tax records and to induce the City of Hobart, Indiana to accept a deed from the Grantor conveying the subject real estate to the City of Hobart, Indiana.

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



NON-TAXABLE

AUG 13 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

26-
CS
RX

03531

Project: 61st Ave. – Phase 3
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IN WITNESS WHEREOF, the said Grantor have executed this instrument this 7th day of July, 2014.

Shirley M. Peddicord
Signature

Shirley M. Peddicord
Printed Name

STATE OF Nebraska :

COUNTY OF Scotts Bluff : SS:

Before me, a Notary Public in and for said State and County, personally appeared Shirley M. Peddicord, 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.

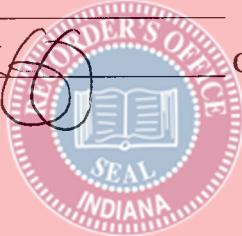
Witness my hand and Notarial Seal this 7th day of July, 2014.

Rhonda D. Kautz
Signature

Rhonda D. Kautz
Printed Name

My Commission expires 3.27.18

I am a resident of Scotts Bluff County.



Project: 61st Ave. – Phase 3

Des. No.; 0900071

Parcel: 51

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"
PARCEL 51
61st Avenue, Hobart, Indiana

Key No.: 45-13-06-451-002.000-018

Sheet: 1 of 1

A part of the West Half of the Southeast 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. 93012302 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: Beginning on the west line of said quarter section, North 0 degrees 51 minutes 28 seconds West (assumed bearing) 1,023.96 feet from the southwest corner of said quarter section, said point of beginning designated as point "808" on said plat; thence North 0 degrees 51 minutes 28 seconds West 198.62 feet along the west line of said quarter section to the centerline of Bracken Road and the northwest corner of the grantor's land; thence North 87 degrees 27 minutes 11 seconds East 318.00 feet along the centerline of Bracken Road to the northwest corner of a 30.179-acre tract of land described in Instrument No. 2005-034325 in the office of said recorder; thence South 0 degrees 51 minutes 28 seconds East 64.47 feet along the west line of said tract; thence South 87 degrees 36 minutes 59 seconds West 184.37 feet to the point designated as "811" on said plat; thence South 49 degrees 44 minutes 29 seconds West 57.01 feet to the point designated as "810" on said plat; thence South 2 degrees 23 minutes 01 second East 100.00 feet to the point designated as "809" on said plat; thence South 87 degrees 36 minutes 59 seconds West 92.20 feet to the point of beginning and containing 0.765 acres, more or less, inclusive of the presently existing right of way which contains 0.159 acres, more or less.

Given this 18th 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. : 51
 PROJECT NO. : 0900071
 ROAD NAME : 61ST AVENUE
 COUNTY : LAKE
 SECTION : 6
 TOWNSHIP : 35 N.
 RANGE : 7 W.

OWNER : PEDDICORD, SHIRLEY M.
 INSTRUMENT NO. 20612, DATED 04/05/1957
 INSTRUMENT NO. 93012302, DATED 01/28/1993
 INSTRUMENT NO. 2005034323, DATED 04/22/2005
 INSTRUMENT NO. 2005034324, DATED 02/07/2005 (SELL-OFF)
 INSTRUMENT NO. 2005034325, DATED 02/07/2005 (SELL-OFF)

DRAWN BY: CVS 06/04/2012
 CHECKED BY: SMW 06/08/2012
 SCALE: 1" = 100'
 SHEET 1 OF 2

 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.

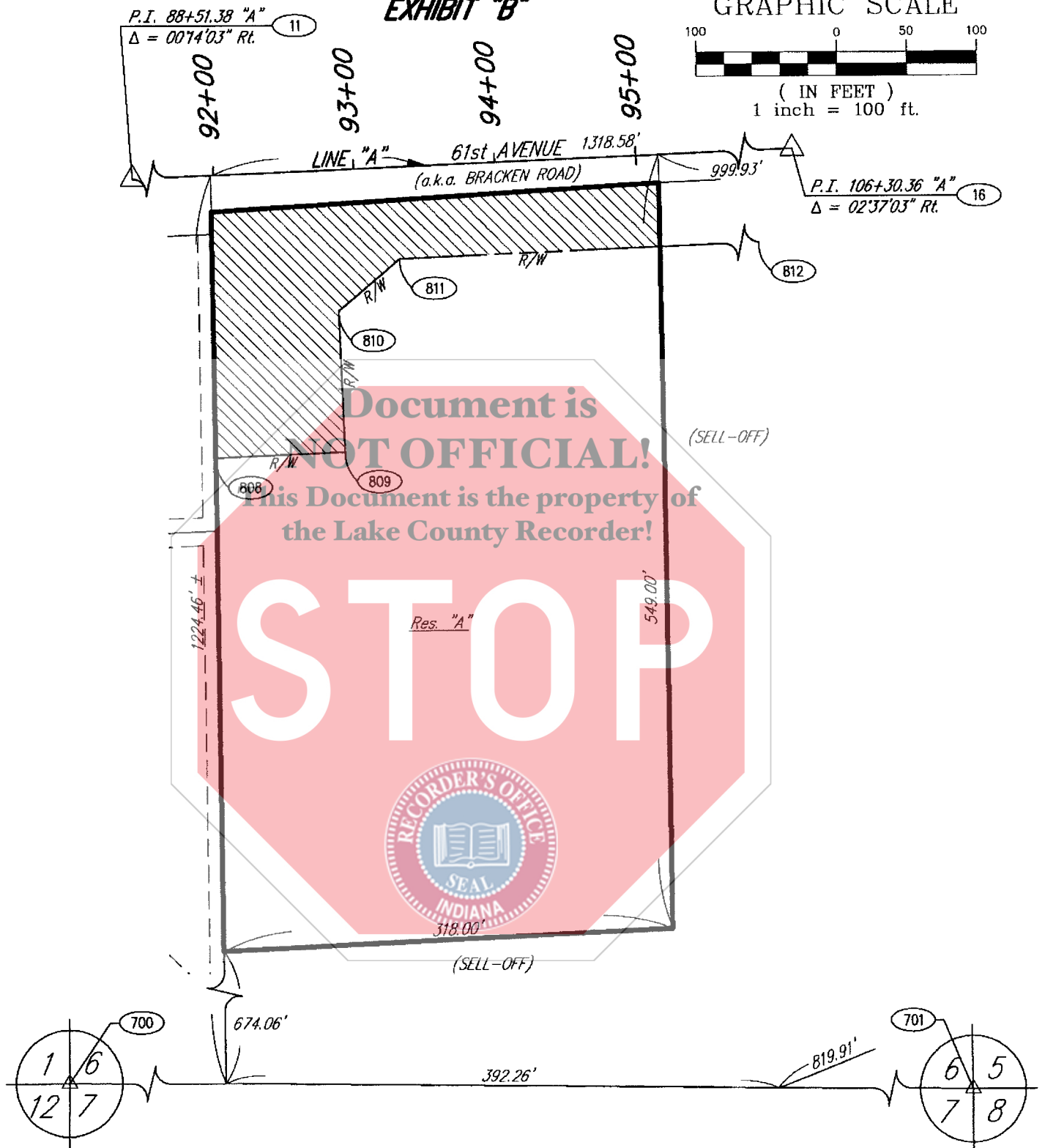


EXHIBIT "B"

GRAPHIC SCALE



(IN FEET)
 1 inch = 100 ft.



PARCEL NO. : 51
 PROJECT NO. : 0900071
 ROAD NAME : 61ST AVENUE
 COUNTY : LAKE
 SECTION : 6
 TOWNSHIP : 35 N.
 RANGE : 7 W.

OWNER : PEDDICORD, SHIRLEY M.

DRAWN BY: CVS 06/04/2012
 CHECKED BY: SMW 06/08/2012

SHEET 2 OF 2

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
808	+P.L.(91+92.80)	200.00 Rt.	"A"	2280881.4417	2902045.3369
809	92+85.00	200.00 Rt.	"A"	2280885.2763	2902137.4556
810	92+85.00	100.00 Rt.	"A"	2280985.1898	2902133.2965
811	93+30.00	65.00 Rt.	"A"	2281022.0311	2902176.8018
812	102+00.00	65.00 Rt.	"A"	2281058.2156	2903046.0490

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 13:41 CVS 1
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Susan M. Wood 6/18/12
 Susan M. Wood Date
 L.S. 29800005