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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 050912

2014 AUG 25 PM 3: 33

MICHAEL B. BROWN
RECORDER

Form WD-1
REV 2009

WARRANTY DEED

State ID: 45-13-06-377-002.000-018
45-13-07-100-003.000-046
Property Address: Approx. 5425 W. 61st Ave., Hobart, IN 46342

Project: 61st Ave. - Phase 3
Des. No.: 0900071
Parcel: 33
Page: 1 of 3

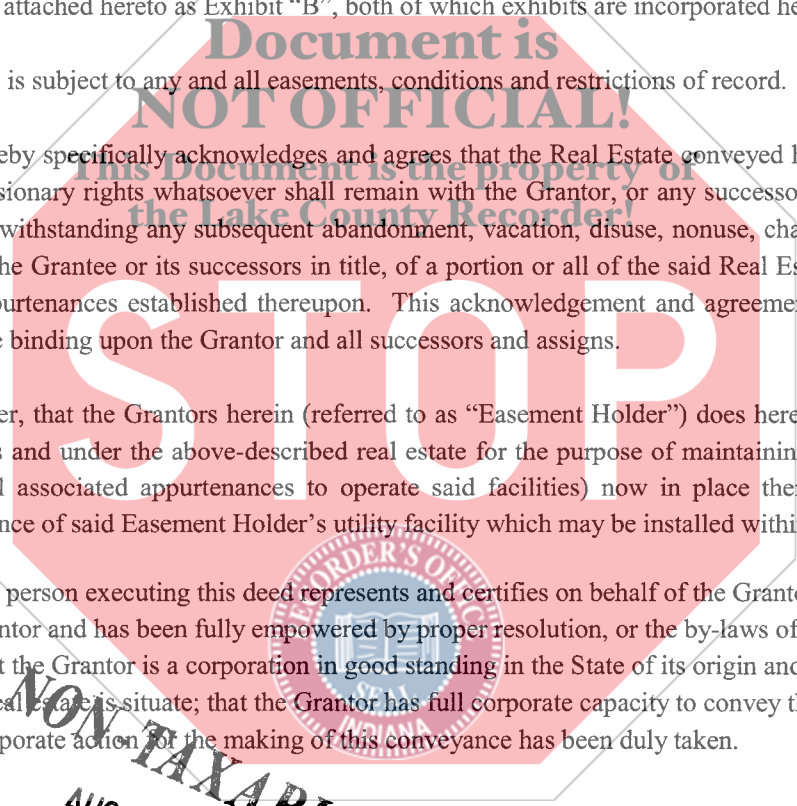
THIS INDENTURE WITNESSETH, That Northern Indiana Public Service Company, the Grantor, Conveys and Warrants to the CITY OF HOBART, Indiana, a municipal corporation organized and existing under the laws of the State of Indiana, the Grantee, for and in consideration of the sum of Four Thousand Nine Hundred Dollars (\$4,900.00) (of which said sum \$ 3,000.00 represents land and improvements acquired and \$1,900.00 in 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.

Provided however, that the Grantors herein (referred to as "Easement Holder") does hereby reserve unto itself an easement in, over, across and under the above-described real estate for the purpose of maintaining certain utility facilities (gas and electric and all associated appurtenances to operate said facilities) now in place thereon, and for the future installation and maintenance of said Easement Holder's utility facility which may be installed within such easement.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that he/she is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation 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 corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.



NON-TAXABLE
AUG 25 2014
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

014626

\$24.00
M-E
CASH

Project: 61st Ave. - Phase 3
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IN WITNESS WHEREOF, the said Grantor have executed this instrument this 11TH day of August, 2014.

NORTHERN INDIANA PUBLIC SERVICE COMPANY

Signature [Handwritten Signature]
Printed Name TIMOTHY A. DEHRING
SVP, TRANSMISSION & ENGINEERING

Attest: Signature [Handwritten Signature]
Printed Name JOHN P. CARR

STATE OF INDIANA

COUNTY OF LAKE SS: _____

Before me, a Notary Public in and for said State and County, personally appeared TIMOTHY A. DEHRING AND JOHN R. CARR, the SVP, TRANSMISSION & ENGINEERING AND LEADER REAL ESTATE of the Northern Indiana Public Service Company, 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.

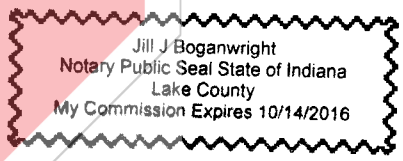
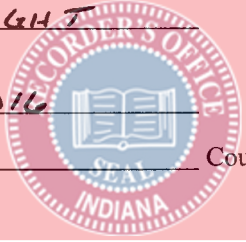
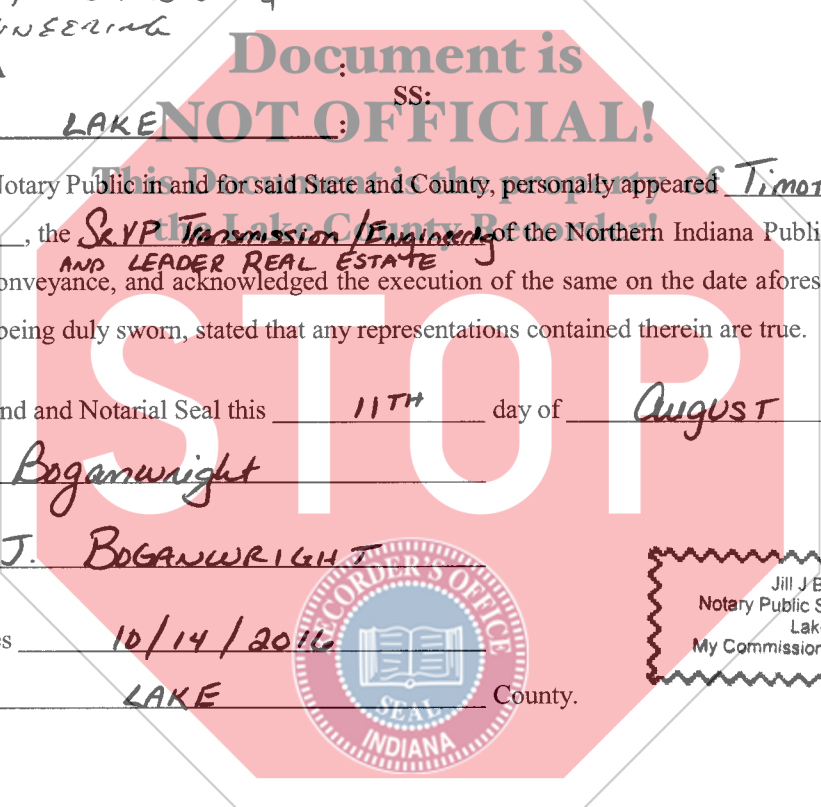
Witness my hand and Notarial Seal this 11TH day of August, 2014.

Signature [Handwritten Signature]

Printed Name Jill J. Boganwright

My Commission expires 10/14/2016

I am a resident of LAKE County.



Project: 61st Ave. – Phase 3
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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.

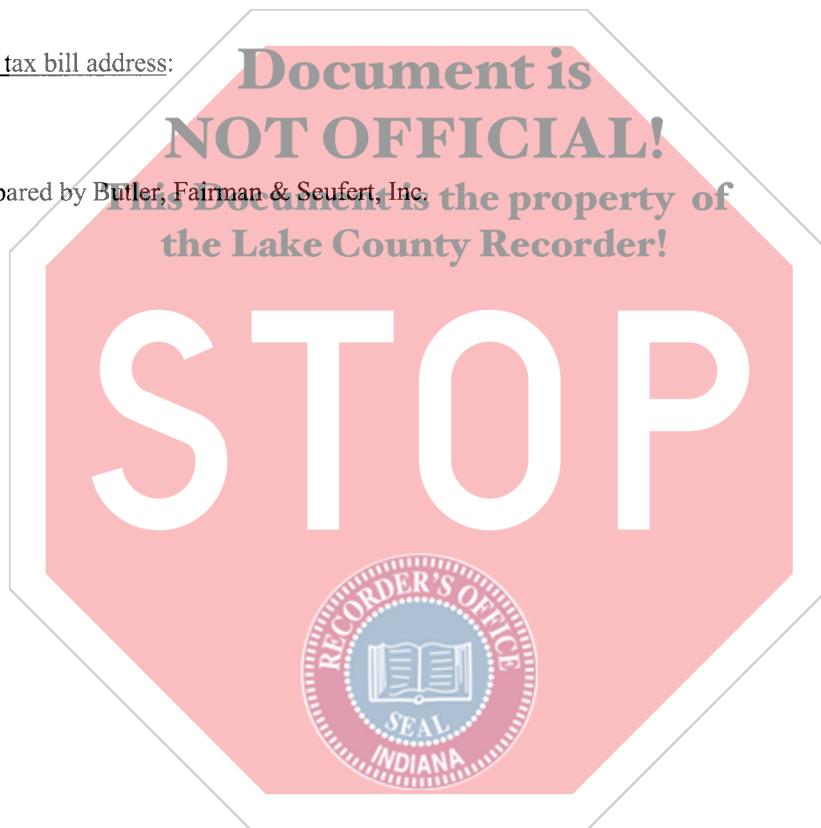


Exhibit "A"
PARCEL 33
61st Avenue, Hobart, Indiana

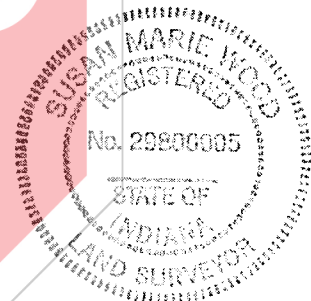
Key No.: 45-13-06-377-002.000-018

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 grantors' land described in Deed Book 907, page 575 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 along the east line of said quarter section to the centerline of Bracken Road; thence South 87 degrees 30 minutes 02 seconds West 445.31 feet along the centerline of said Bracken Road (a.k.a. 61st Avenue) to the northeast corner of the grantors' land and the point of beginning of this description: thence South 0 degrees 51 minutes 28 seconds East 40.02 feet along the east line of the grantors' land to the northwest corner of Lot 6, Block 1 in Engstrom's Addition, the plat of which is recorded in Plat Book 34, page 37 in the office of said recorder; thence South 87 degrees 30 minutes 02 seconds West 100.00 feet to the west line of the grantors' land and the northeast corner of Lot 7, Block 1 in said addition; thence North 0 degrees 51 minutes 28 seconds West 40.02 feet along the west line of the grantor's land to the northwest corner of the grantors' land and the centerline of Bracken Road; thence North 87 degrees 30 minutes 02 seconds East 100.00 feet along said centerline to the point of beginning and containing 0.092 acres, more or less, inclusive of the presently existing right of way which contains 0.027 acres, more or less.

Given this 28th day of November, 2012.

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



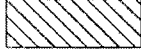
This description was prepared for the City of Hobart, Indiana by Butler, Fairman & Seufert, Inc.

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PARCEL NO. : 33
 PROJECT NO. : 0900071
 ROAD NAME : 61ST AVENUE
 COUNTY : LAKE
 SECTION : 6
 TOWNSHIP : 35 N.
 RANGE : 7 W.

OWNER : NORTHERN INDIANA PUBLIC SERVICE COMPANY
 DEED REC. 907, PAGE 575, DATED 02/04/1952

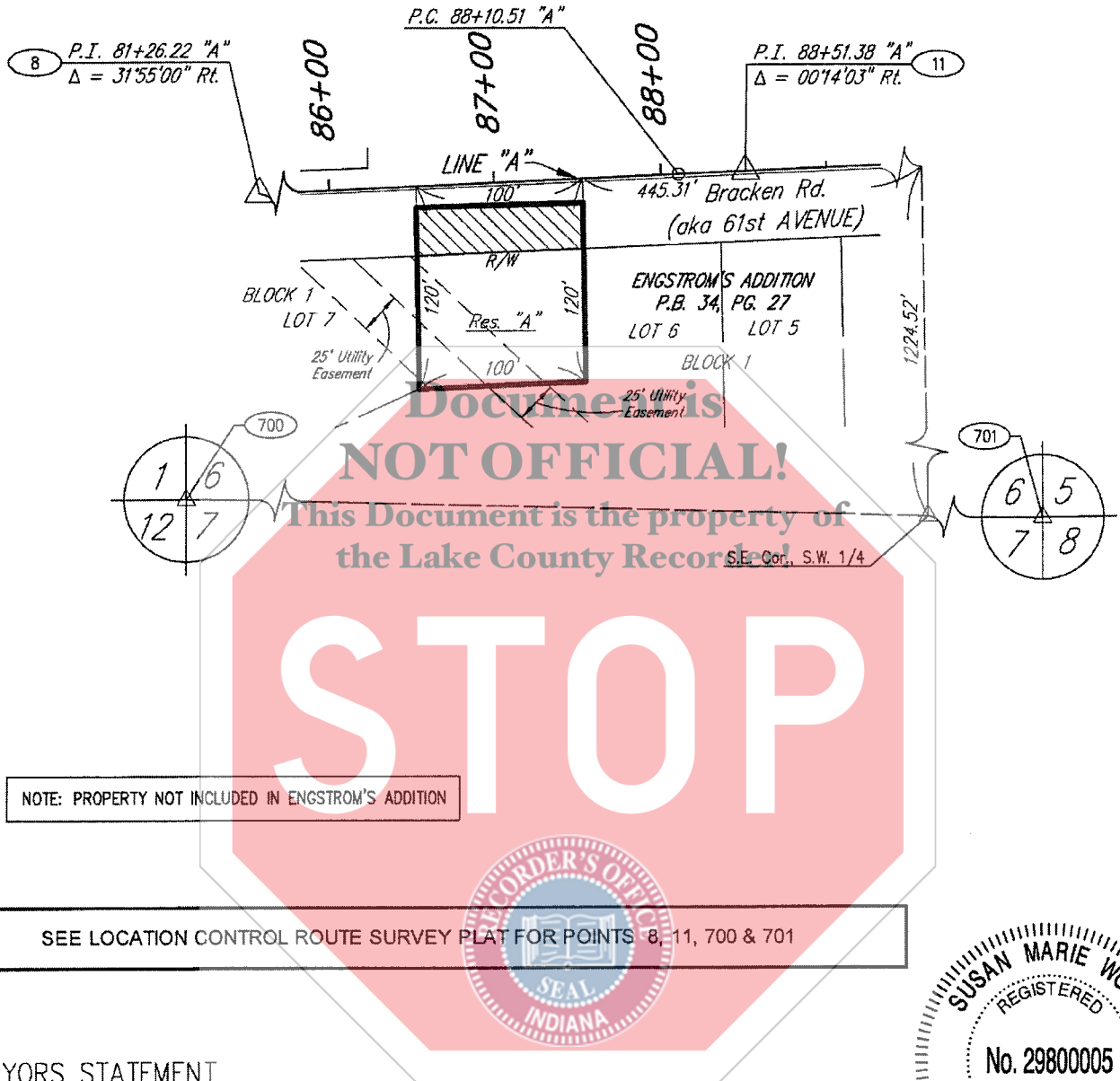
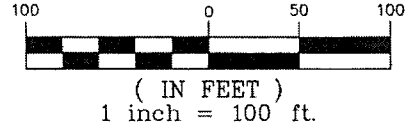
DRAWN BY: CVS 11/14/2012
 CHECKED BY: SMW 11/19/2012
 SCALE: 1" = 100'
 SHEET 1 OF 1

 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"

GRAPHIC SCALE



NOTE: PROPERTY NOT INCLUDED IN ENGSTROM'S ADDITION

SEE LOCATION CONTROL ROUTE SURVEY PLAT FOR POINTS 8, 11, 700 & 701

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)

Susan M. Wood 11/28/12
 Susan M. Wood Date
 L.S. 29800005

Project = 4950RW 11-28-12 AT 13:09 CVS 1
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