

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 050914

2014 AUG 25 PM 3: 34

MICHAEL B. BROWN
RECORDER

Form WD-1
REV 2009

WARRANTY DEED

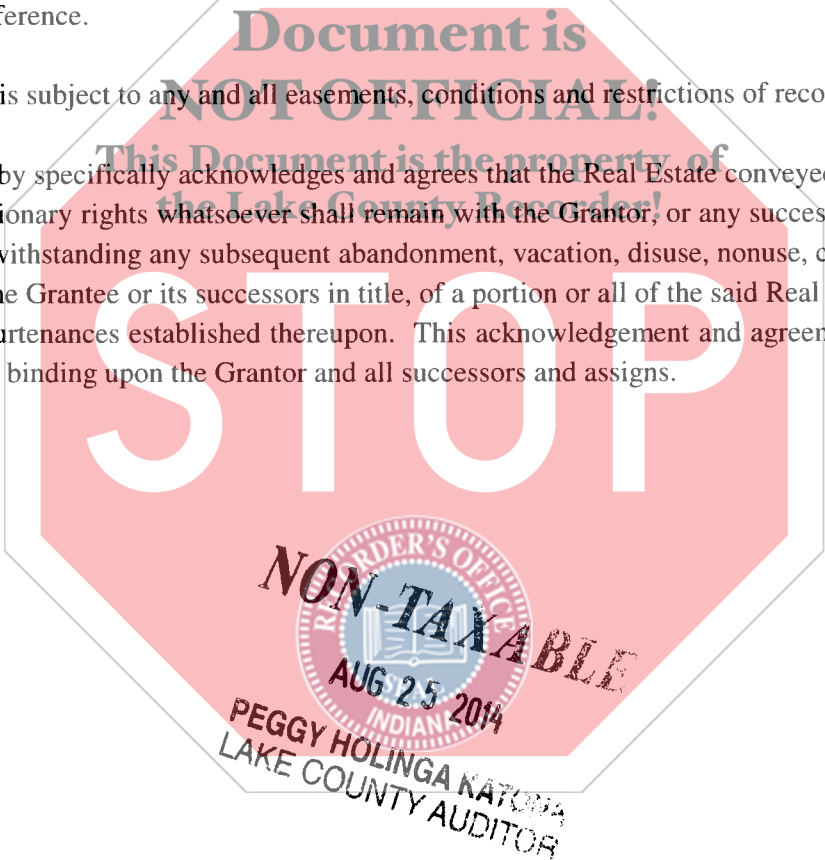
State ID: 45-13-06-326-006.000-018
Property Address: 5380 E. 61st Ave., Hobart, IN 46342

Project: 61st Ave. – Phase 3
Des. No.: 0900071
Parcel: 44
Page: 1 of 3

THIS INDENTURE WITNESSETH, That Denise C. King, the Grantor, of Lake County, State of Indiana Convey and Warrant 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 Fifteen Thousand Four Hundred Dollars (\$15,400.00) (of which said sum \$11,100.00 represents land and improvements acquired and \$4,300.00 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.



014628

\$24.00
M^E
CASH

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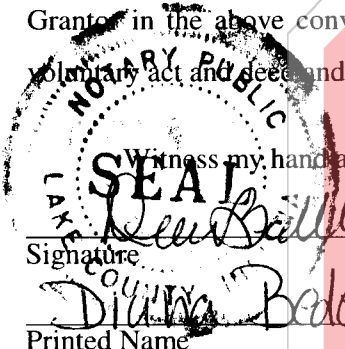
IN WITNESS WHEREOF, the said Grantor have executed this instrument this 14th day of March, 2014.

Denise C King
Signature
Denise C. King
Printed Name

STATE OF INDIANA
COUNTY OF LAKE

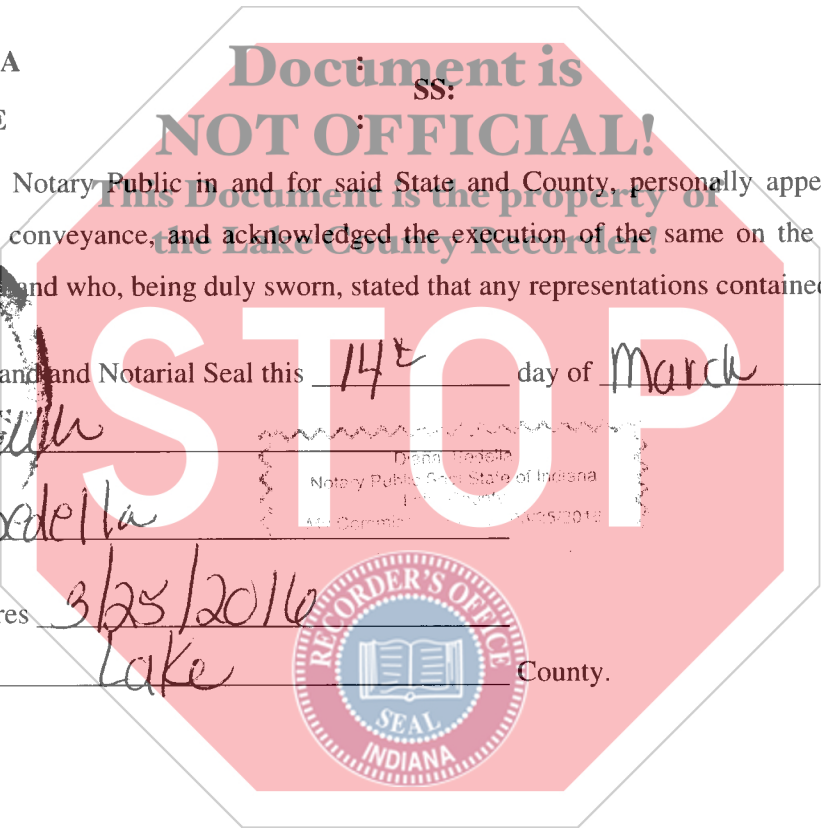
Before me, a Notary Public in and for said State and County, personally appeared Denise C. King, the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be their voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 14th day of March, 2014.



Diana Bedella
Signature
Diana Bedella
Printed Name

My Commission expires 3/25/2016
I am a resident of Lake County.



Project: 61st Ave. – Phase 3

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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
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.

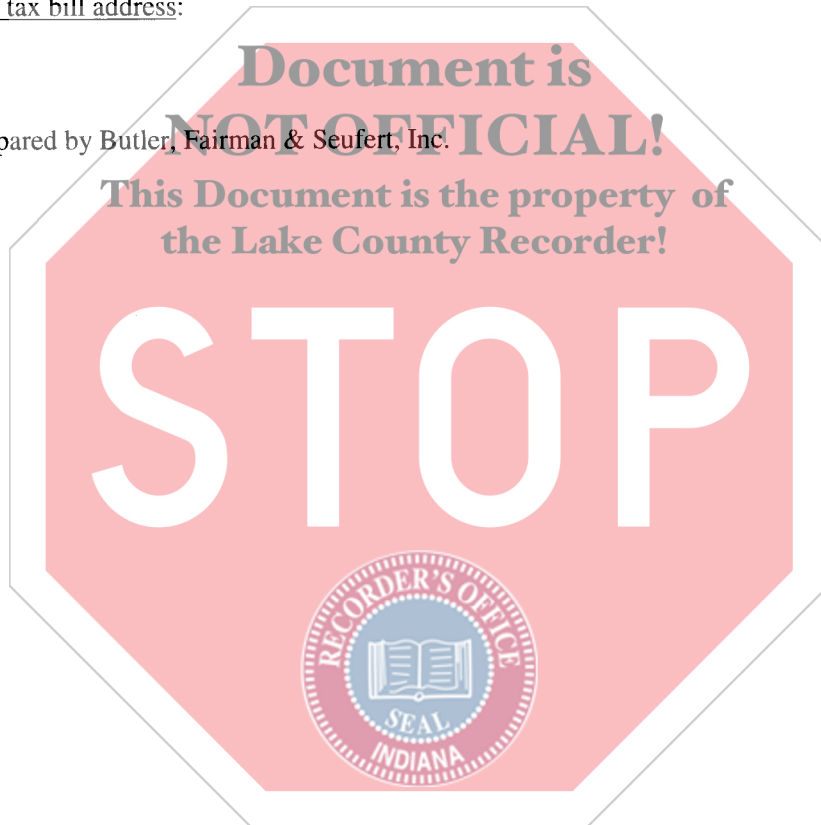


Exhibit "A"
PARCEL 44
61st Avenue, Hobart, Indiana

Key No.: 45-13-06-326-006.000-018

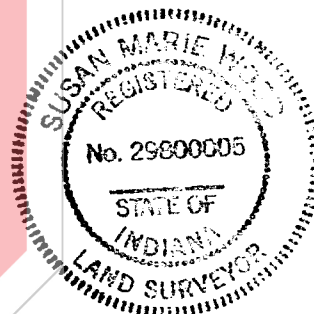
Sheet: 1 of 1

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 Instrument No. 1969 4832 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 574.22 feet along the centerline of said Bracken Road to the southeast corner of the grantors' land and the point of beginning of this description: thence continuing South 87 degrees 30 minutes 02 seconds West 198.08 feet along the centerline of said road to the southwest corner of the grantors' land; thence North 0 degrees 51 minutes 28 seconds West 56.30 feet along the west line of the grantors' land; thence North 87 degrees 22 minutes 56 seconds East 198.09 feet to the east line of the grantors' land; thence South 0 degrees 51 minutes 28 seconds East 56.71 feet along said east line to the point of beginning and containing 0.257 acres, more or less, inclusive of the presently existing right of way which contains 0.064 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. : 44
 PROJECT NO. : 0900071
 ROAD NAME : 61ST AVENUE
 COUNTY : LAKE
 SECTION : 6
 TOWNSHIP : 35 N.
 RANGE : 7 W.

OWNER : COLEMAN, CHARLES W. & JEANETTE
 INSTRUMENT NO. 1969-4832, DATED 01/31/1969

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

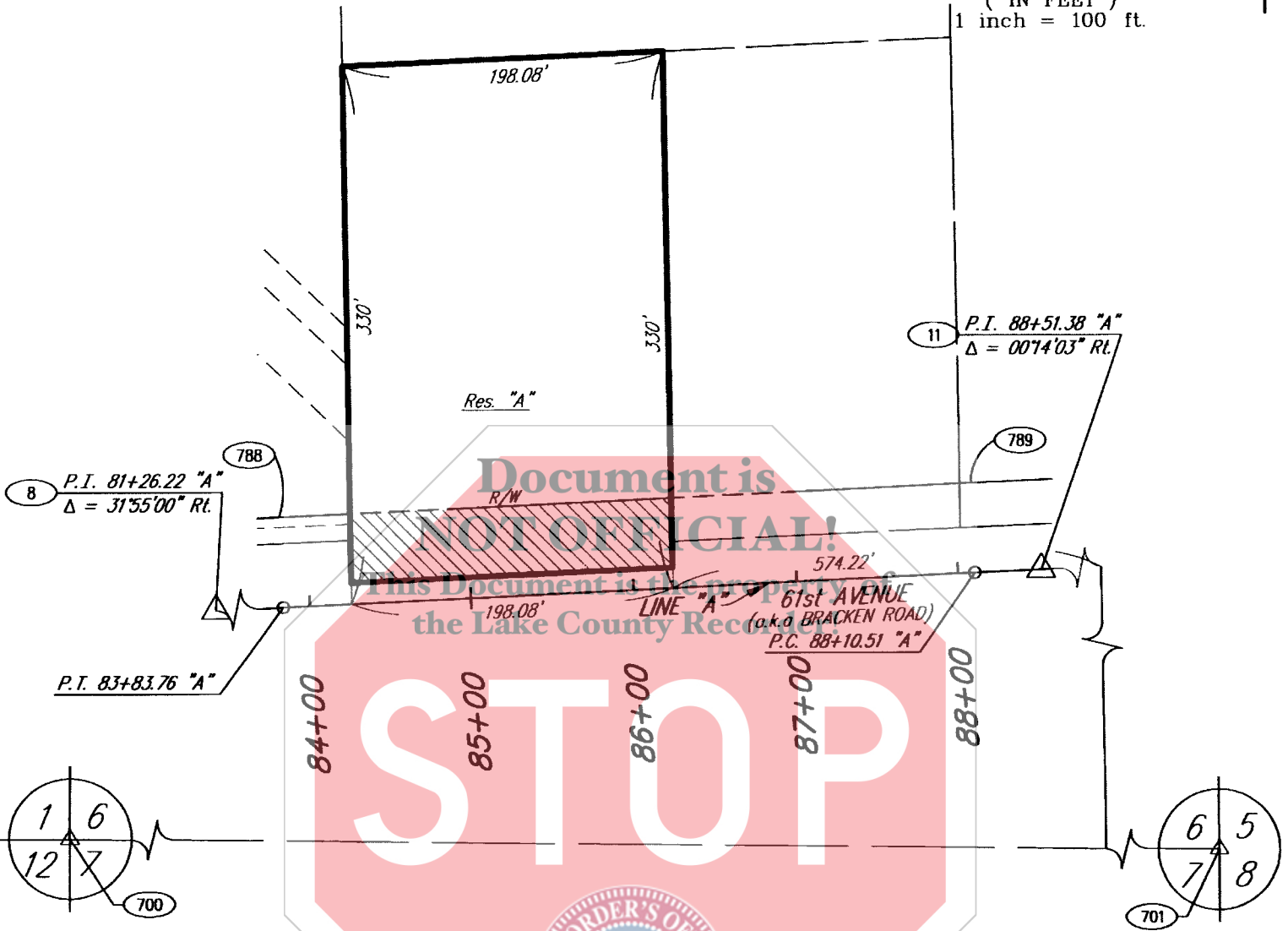
THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM THE RECORDER'S OFFICE AND OTHER SOURCES WHICH WERE NOT NECESSARILY CHECKED BY A FIELD SURVEY.

EXHIBIT "B"

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



PARCEL COORDINATE CHART

POINT	STATION	OFFSET	CL	NORTH	EAST
788	+P.T.(83+83.76)	55.00 Lt.	"A"	2281100.6528	2901226.2498
789	+P.C.(88+10.51)	55.00 Lt.	"A"	2281120.1443	2901652.5534

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

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

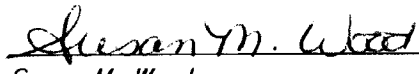


SURVEYORS STATEMENT

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)


 Susan M. Wood
 L.S. 29800005

6/18/12
 Date

Project = 4950RW 06-11-12 AT 11:15 CVS 1
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