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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 061373

2015 SEP -8 AM 9:36

AUDITOR'S RECORD

MICHAEL B. BROWN
RECORDER

Transfer No. _____

Taxing Unit _____

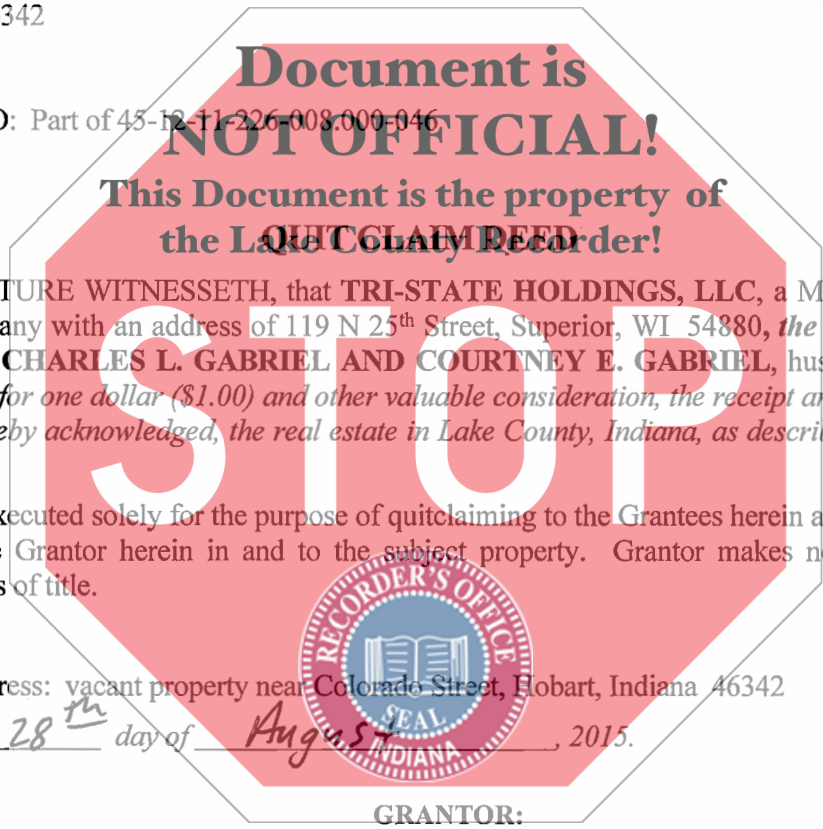
Date _____

MAIL DEED AND
TAX BILLS TO:

Charles L. Gabriel
2939 E. 62nd Place
Hobart, IN 46342



TAX KEY NO: Part of 45-12-11-226-008-000-046



THIS INDENTURE WITNESSETH, that TRI-STATE HOLDINGS, LLC, a Michigan limited liability company with an address of 119 N 25th Street, Superior, WI 54880, *the Grantor*, QUIT CLAIMS TO CHARLES L. GABRIEL AND COURTNEY E. GABRIEL, husband and wife, *the Grantees*, for one dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the real estate in Lake County, Indiana, as described on attached Exhibit A.

This deed is executed solely for the purpose of quitclaiming to the Grantees herein any right, title or interest of the Grantor herein in and to the subject property. Grantor makes no warranties or representations of title.

Common Address: vacant property near Colorado Street, Hobart, Indiana 46342

Executed this 28th day of August, 2015.

GRANTOR:

TRI-STATE HOLDINGS, LLC

015143

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

SEP 08 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

LOTS 1 and 3

By: John McKay

Its: Authorized Agent

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: mh

\$ 23
CS
OK
NON
CONF

County of St. Louis)
) SS:
State of Minnesota)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John McKay, the Authorized Agent of Tri-State Holdings, LLC, who acknowledged the execution of the foregoing Deed on the date of its execution set forth above

Kyra Berkness
Signature

Kyra Berkness
Printed Name

Notary Public

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

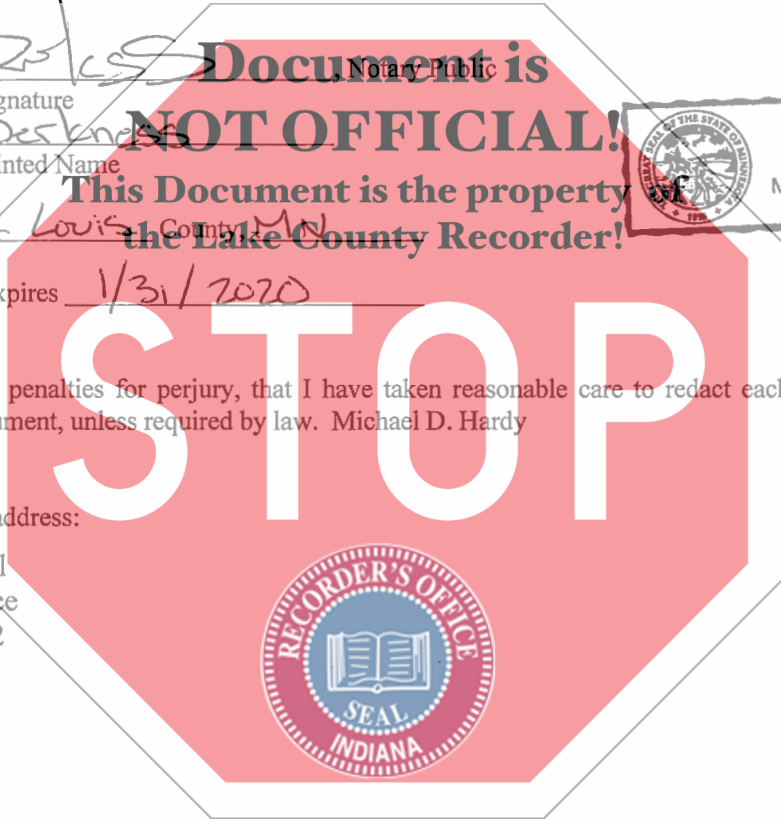
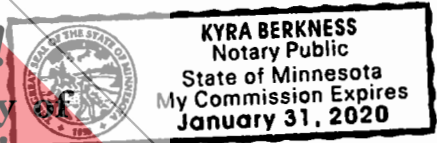
A Resident of St. Louis County, MN

My Commission Expires 1/31/2020

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Michael D. Hardy

Grantee's mailing address:

Charles L. Gabriel
2939 E. 62nd Place
Hobart, IN 46342



This instrument prepared by Michael D. Hardy, Attorney-at-Law
Barnes & Thornburg LLP
700 1st Source Bank Center, 100 North Michigan Street, South Bend, Indiana 46601

EXHIBIT A
TO QUIT CLAIM DEED BETWEEN TRI-STATE HOLDINGS, LLC
AND CHARLES L. GABRIEL AND COURTNEY E. GABRIEL

PARCEL 1 (Lot 1)

A PARCEL OF LAND BEING PART OF THE SOUTH ½ OF THE NORTH ¼ OF THE SOUTH ½ OF THE NORTH ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 8 WEST, 2ND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE SOUTH 00 DEGREES 01 MINUTES 58 SECONDS WEST, BASIS OF BEARINGS INDIANA WEST 1302, 823.81 FEET ALONG THE EAST LINE OF SECTION 11 TO THE NORTHEAST CORNER OF VALLEY OAKS ESTATES, AN ADDITION TO LAKE COUNTY AS RECORDED IN PLAT BOOK 51 PAGE 27, ALSO BEING THE SOUTHEAST CORNER OF THE NORTH ¼ OF THE SOUTH ½ OF THE NORTH ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 11; THENCE NORTH 89 DEGREES 18 MINUTES 59 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID VALLEY OAK ESTATES PASSING A FOUND CONCRETE MONUMENT AT 40.01 FEET, IN ALL A DISTANCE OF 1139.70 FEET TO THE NORTHEAST CORNER OF LOT 7 AND BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 18 MINUTES 59 SECONDS WEST 186.89 FEET TO A FOUND CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID VALLEY OAKS ESTATES, ALSO BEING THE SOUTHWEST CORNER OF THE NORTH ¼ OF THE SOUTH ½ OF THE NORTH ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF SAID SECTION 11; THENCE NORTH 00 DEGREES 04 MINUTES 11 SECONDS EAST 82.73 FEET ALONG THE WEST LINE OF THE NORTH ¼ OF THE SOUTH ½ OF THE NORTH ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 11 TO A FOUND CAPPED IRON ROD, MARKED KRULL 10516, AT THE NORTHWEST CORNER OF THE SOUTH ½ OF THE NORTH ¼ OF THE SOUTH ½ OF THE NORTH ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 11 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN SURVEY BOOK 12 PAGE 58; THENCE SOUTH 89 DEGREES 17 MINUTES 35 SECONDS EAST 187.78 FEET ALONG NORTH LINE OF THE SOUTH ½ OF THE NORTH ¼ OF THE SOUTH ½ OF THE NORTH ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 11 AND THE SOUTH LINE OF THE NORTH ½ OF THE NORTH ¼ OF THE SOUTH ½ OF THE NORTH ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 11 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN SURVEY BOOK 12 PAGE 58; THENCE SOUTH 00 DEGREES 41 MINUTES 00 SECONDS WEST 82.65 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RESERVATIONS OF RECORD.
CONTAINING 0.36 ACRES MORE OR LESS.



PARCEL 2 (Lot 3)

A PARCEL OF LAND BEING PART OF THE SOUTH ½ OF THE NORTH ¼ OF THE SOUTH ½ OF THE NORTH ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 8 WEST, 2ND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE SOUTH 00 DEGREES 01 MINUTES 58 SECONDS WEST, BASIS OF BEARINGS INDIANA WEST 1302, 823.81 FEET ALONG THE EAST LINE OF SECTION 11 TO THE NORTHEAST CORNER OF VALLEY OAKS ESTATES, AN ADDITION TO LAKE COUNTY AS RECORDED IN PLAT BOOK 51 PAGE 27, ALSO BEING THE SOUTHEAST CORNER OF THE NORTH ¼ OF THE SOUTH ½ OF THE NORTH ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 11; THENCE NORTH 89 DEGREES 18 MINUTES 59 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID VALLEY OAK ESTATES PASSING A FOUND CONCRETE MONUMENT AT 40.01 FEET, IN ALL A DISTANCE OF 661.68 FEET TO THE NORTHEAST CORNER OF LOT 5 AND BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 18 MINUTES 59 SECONDS WEST 215.00 FEET TO THE NORTHEAST CORNER OF LOT 6 OF SAID VALLEY OAK ESTATES; THENCE NORTH 00 DEGREES 04 MINUTES 11 SECONDS EAST 82.54 FEET TO THE NORTH LINE OF THE SOUTH ½ OF THE NORTH ¼ OF THE SOUTH ½ OF THE NORTH ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 11; THENCE SOUTH 89 DEGREES 17 MINUTES 35 SECONDS EAST 215.00 FEET ALONG NORTH LINE OF THE SOUTH ½ OF THE NORTH ¼ OF THE SOUTH ½ OF THE NORTH ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 11 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN SURVEY BOOK 12 PAGE 58; THENCE SOUTH 00 DEGREES 41 MINUTES 00 SECONDS WEST 82.45 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RESERVATIONS OF RECORD.
CONTAINING 0.41 ACRES MORE OR LESS.

