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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 068211

2015 OCT -5 AM 11:00

MICHAEL B. BROWN
RECORDER

Parcel No. (SPLIT FROM 45-16-08-183-007.000-042)

Mail tax bills to:
The Carnegie Library, LLC
223 S. Main St.
Crown Point, IN 46307

****CORRECTED** WARRANTY DEED**

THIS INDENTURE WITNESSETH, that the Warranty Deed recorded on February 7, 2014 as document number 2014 007343 inadvertently omitted the Exhibit C referred to in that deed, consisting of a Grant of Easement for Water Drainage. This Corrected Warranty Deed is being recorded to correct that defect.

THEREFORE, The Crown Point Community Public Library, by this corrected warranty deed, contains the omitted Exhibit C.

THIS INDENTURE WITNESSETH, that THE CROWN POINT COMMUNITY PUBLIC LIBRARY, a/k/a and f/k/a THE TRUSTEES OF THE PUBLIC LIBRARY BOARD OF CROWN POINT, INDIANA, ("Grantor"), **CONVEYS AND WARRANTS** to The Carnegie Library, LLC,, 223 S. Main St., Crown Point, IN 46307, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

Lot 11 in the original Town, now City, of Crown Point, as shown in Plat book 1, page 46, in the Office of the Recorder of Lake County, Indiana, EXCEPT that part described as follows: Beginning at the Northwest Corner of said Lot 11, thence East 154.0 feet along the North line of said Lot 11 to a North-South line parallel with and coincident to the existing East face of a brick wall of the West building that lies in said Lot 11; thence South 91 feet along said East line and East brick face to the South line of said Lot 11; thence West 154.0 feet along said South line to the Southwest corner of said Lot 11; thence North 91 feet along the West line of said Lot 11 to the point of beginning.

Commonly known as: 223 S. Main St., Crown Point, IN 46307

SUBJECT TO THE RESERVATIONS AND GRANTS OF EASEMENTS CONTAINED IN EXHIBITS A, B AND C TO THIS WARRANTY DEED, together with all easements, covenants, and restrictions contained in prior instruments of record; all building and zoning laws, ordinances, legal drains, right-of-way, and other matters which would be disclosed by an accurate survey of the premises.

Dated this 1st day of October, 2015.

Crown Point Community Public Library

By: _____

Printed: Patrick A. Schuster

Title: President, Board of Trustees

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

OCT 05 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

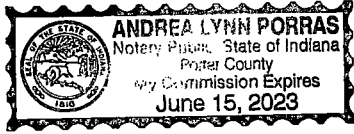
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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 1st day of October, 2015, personally appeared Patrick A. Schuster in his capacity as the President of the Board of Trustees of the Crown Point Community Public Library, being duly authorized, and acknowledged the execution of the foregoing deed for and on behalf of the Crown Point Community Library.



Andrea Lynn Porras
Notary Public

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



This instrument prepared by: Patrick A. Schuster, Attorney at Law, 1201 N. Main St., Crown Point, IN 46307; I.D. No. 1651-45

EXHIBIT A
RESERVATION OF EASEMENT FOR INGRESS AND EGRESS

THIS EXHIBIT A is made as an integral part of the attached deed from the Crown Point Community Public Library a/k/a The Trustees of the Public Library Board of Crown Point, Indiana (“CP Library”) and The Carnegie Library, LLC (“Buyer”).

The Crown Point Community Public Library hereby reserves an easement across the property set forth in the attached deed (“Lambert Property”), which shall run with the land, described as follows:

An easement for ingress and egress to the Crown Point Community Public Library property described as: **the Lake County Recorder!**

PART OF LOT 11 IN THE ORIGINAL TOWN, NOW CITY, OF CROWN POINT, AS SHOWN IN PLAT BOOK 1, PAGE 46, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, SAID PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11, THENCE EAST 154.0 FEET ALONG THE NORTH LINE OF SAID LOT 11 TO A NORTH - SOUTH LINE PARALLEL WITH AND COINCIDENT TO THE EXISTING EAST FACE OF A BRICK WALL OF THE WEST BUILDING THAT LIES IN SAID LOT 11; THENCE SOUTH 91 FEET ALONG SAID LINE AND EAST BRICK FACE TO THE SOUTH LINE OF SAID LOT 11; THENCE WEST 154.0 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTH 91 FEET ALONG THE WEST LINE OF SAID LOT 11 TO THE POINT OF BEGINNING, CONTAINING 0.32 ACRES MORE OR LESS. (CP Library Property).

More particularly, the easement shall consist of a paved walkway extending perpendicular from the paved public sidewalk running parallel to Main Street, to the double-doorway entrance of the CP Library property located in the northernmost part of the eastern wall of the CP Library Property.

This easement is given for the sole purpose of ingress and egress and it is agreed and understood that it is not to be construed as an easement given to the exclusion of Buyer. This easement shall terminate in the event the existing building to which ingress and egress is provided by this easement, is razed or destroyed and not replaced within two (2) years of the razing or destruction of the building.

EXHIBIT B
RESERVATION OF EASEMENT FOR UTILITIES

THIS EXHIBIT B is made as an integral part of the attached deed from the Crown Point Community Public Library a/k/a The Trustees of the Public Library Board of Crown Point, Indiana (“CP Library”) and The Carnegie Library, LLC (“Buyer”).

The Crown Point Community Public Library hereby reserves an easement upon the property set forth in the attached deed (“Lambert Property”), which shall run with the land, described as follows:

An easement for the placement and maintenance of utility equipment servicing the Crown Point Community Public Library a/k/a/ Crown Point – Center Public Library property described as:

PART OF LOT 11 IN THE ORIGINAL TOWN, NOW CITY, OF CROWN POINT, AS SHOWN IN PLAT BOOK 1, PAGE 46, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, SAID PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11, THENCE EAST 154.0 FEET ALONG THE NORTH LINE OF SAID LOT 11 TO A NORTH - SOUTH LINE PARALLEL WITH AND COINCIDENT TO THE EXISTING EAST FACE OF A BRICK WALL OF THE WEST BUILDING THAT LIES IN SAID LOT 11; THENCE SOUTH 91 FEET ALONG SAID LINE AND EAST BRICK FACE TO THE SOUTH LINE OF SAID LOT 11; THENCE WEST 154.0 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTH 91 FEET ALONG THE WEST LINE OF SAID LOT 11 TO THE POINT OF BEGINNING, CONTAINING 0.32 ACRES MORE OR LESS. (CP Library Property).

More particularly, the easement shall consist of a brick walled-in area approximately 30 feet by 11.5 feet located in the northwest sector of the Lambert Property, containing utility service equipment owned by the Crown Point Community Public Library or a public utility company, which services the CP Library Property. This easement entitles the CP Library and its servicing utilities to maintain its utility equipment in its current location and to access the equipment for the purpose of repair and maintenance.

This easement shall terminate in the event the existing building served by the utility equipment located upon the Lambert Property is razed or destroyed and not replaced by another building utilizing the utility equipment within two (2) years of the razing or destruction of the building. Upon termination of this easement, the utility equipment and surrounding walls shall be removed by the owner of the CP Library Property, at that owner’s expense.

EXHIBIT C
GRANT OF EASEMENT FOR WATER DRAINAGE

THIS EXHIBIT C is made as an integral part of the attached deed from the Crown Point Community Public Library a/k/a The Trustees of the Public Library Board of Crown Point, Indiana (“CP Library”) and The Carnegie Library, LLC (“Buyer”).

The Crown Point Community Public Library hereby grants an easement upon the property of the CP Library a/k/a Crown Point – Center Public Library, described as:

PART OF LOT 11 IN THE ORIGINAL TOWN, NOW CITY, OF CROWN POINT, AS SHOWN IN PLAT BOOK 1, PAGE 46, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, SAID PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11, THENCE EAST 154.0 FEET ALONG THE NORTH LINE OF SAID LOT 11 TO A NORTH - SOUTH LINE PARALLEL WITH AND COINCIDENT TO THE EXISTING EAST FACE OF A BRICK WALL OF THE WEST BUILDING THAT LIES IN SAID LOT 11; THENCE SOUTH 91 FEET ALONG SAID LINE AND EAST BRICK FACE TO THE SOUTH LINE OF SAID LOT 11; THENCE WEST 154.0 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTH 91 FEET ALONG THE WEST LINE OF SAID LOT 11 TO THE POINT OF BEGINNING, CONTAINING 0.32 ACRES MORE OR LESS. (CP Library Property).

to The Carnegie Library, LLC and their successors in interest to the property set forth in the attached deed (“Lambert Property”), which shall run with the land, described as follows:

An easement for the transfer by pipe of storm water from the roof of the building upon the Lambert Property onto the roof of the current building upon the CP Library Property, in the manner in which it is currently being transferred. This easement entitles Buyer to maintain its drainage equipment in its current location and to access the equipment for the purpose of repair and maintenance.

This easement shall terminate in the event the existing building upon the CP Library Property or the Lambert Property is razed or destroyed, and roof drainage thereafter must occur upon the Lambert Property without use of any building upon the CP Library Property.