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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 070287

2015 OCT 15 PM 3:45

MICHAEL B. BROWN
RECORDER

Form WD-1
REV 2010

WARRANTY DEED

Project: 1173667
Parcel: 1
Page: 1 of 2

THIS INDENTURE WITNESSETH, That Elizabeth Urquiza and Sergio Urquiza, as Co-Trustees of the Elizabeth Urquiza Living Trust u/t/a/d December 1, 1998, the Grantor(s), of Lake County, State of Indiana, Convey(s) and Warrant(s) to the **TOWN OF DYER, INDIANA**, the Grantee, for and in consideration of the sum of Eighty Nine Thousand Nine Hundred Fifty-Three and 50/100 Dollars (\$89,953.50) (of which said sum \$24,853.50 represents land and improvements acquired and \$65,100.00 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.

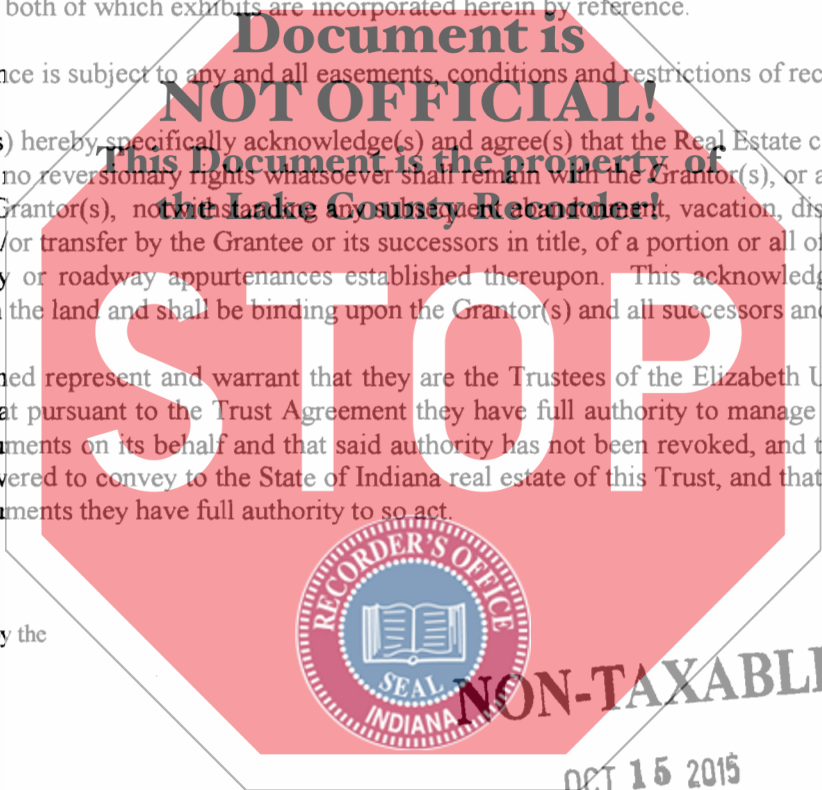
This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor(s) hereby specifically acknowledge(s) and agree(s) that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor(s), or any successors in title to the abutting lands of the Grantor(s), notwithstanding any subsequent easement, 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(s) and all successors and assigns.

The undersigned represent and warrant that they are the Trustees of the Elizabeth Urquiza Living Trust u/t/a/d December 1, 1998, that pursuant to the Trust Agreement they have full authority to manage the affairs of said trust and sign and execute documents on its behalf and that said authority has not been revoked, and that they are therefore, fully authorized and empowered to convey to the State of Indiana real estate of this Trust, and that on the date of execution of said conveyance instruments they have full authority to so act.

Interests in land acquired by the
Town of Dyer, Indiana

I.C. 8-23-7-31



JOHN E. PETALAS
LAKE COUNTY AUDITOR

04886

24-
CS
RM

Project: 1173667
Parcel: 1
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The grantor(s) assume(s) and agree(s) to pay the 2014 payable 2015 real estate taxes and assessments on the above described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the City in the event of any non-payment.

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 9-11-15 day of SEPTEMBER, 2015.

Elizabeth Urquiza Living Trust

By: [Signature]
Elizabeth Urquiza, Co-Trustee

By: [Signature]
Sergio Urquiza, Co-Trustee

STATE OF Indiana :

COUNTY OF Lake SS:

Before me, a Notary Public in and for said State and County, personally appeared Elizabeth Urquiza and Sergio Urquiza, as Co-Trustees of the Elizabeth Urquiza Living Trust, d/t/a/d December 1, 1998, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be 9-11-2015 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 September, 2015.

Cynthia A. Schmied
Printed Name

My Commission expires March 21, 2021

I am a resident of Lake County.



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, Stephen Klineman.

This Instrument Prepared By: Stephen Klineman, Attorney at law, 630 N. Rangeline Rd., Ste. C, Carmel, IN 46032

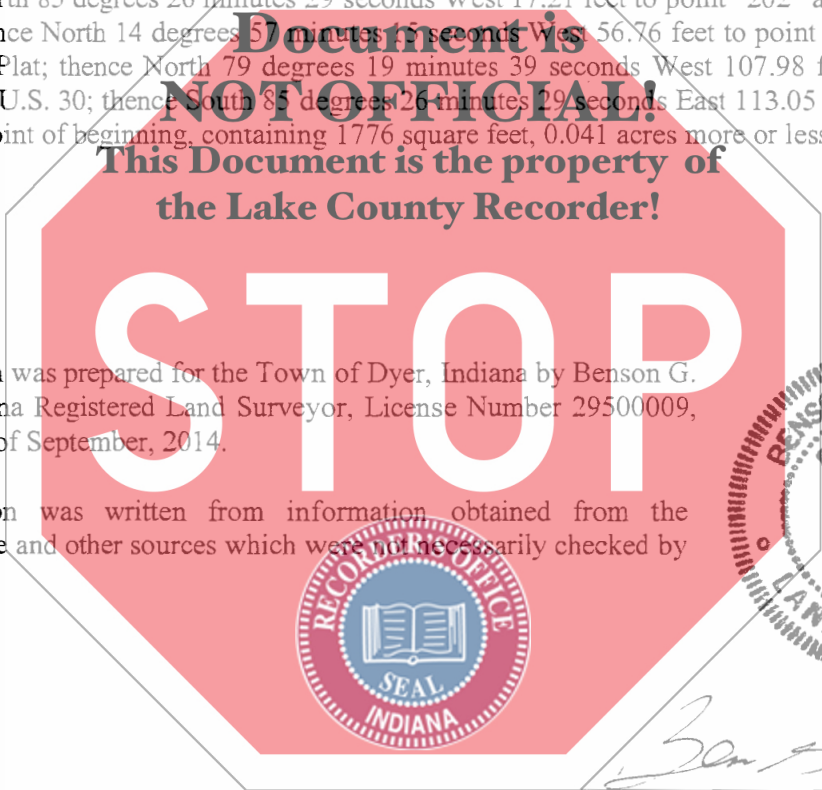
EXHIBIT "A"

Project: 1173667
Parcel: 1
Tax Key No. 45-11-18-203-002.000-034

Sheet 1 of 1
WD-1
Fee Simple

Part of the West Half of the Northeast Quarter of Section 18, Township 35 North, Range 9 West of the Second Principal Meridian, Lake County, Indiana and being that part of the grantors' land depicted on attached Right of Way Parcel Plat marked as Exhibit "B", described as follows:

Commencing at the former intersection of the west line of Castlewood Drive and the south line of U.S. 30 as shown on the Plat of Castlewood Unit 1, recorded in Plat book 051 Page 30 in the Office of the Recorder of Lake County, Indiana, said point being the northeast corner of a parcel of land conveyed to the State of Indiana on March 25, 1993 and recorded as Instrument Number 93018459 in the Office of the Recorder of Lake County, Indiana; thence North 85 degrees 26 minutes 29 seconds West 24.45 feet along the north line of said parcel to the point of beginning of this description; thence South 30 degrees 35 minutes 13 seconds East 48.92 feet along the southerly right of way of U.S. 30 to the easterly right of way of Castlewood Drive; thence South 00 degrees 44 minutes 25 seconds East 25.11 feet along said right of way; thence North 85 degrees 26 minutes 29 seconds West 17.21 feet to point "202" as designated on said Parcel Plat; thence North 14 degrees 57 minutes 15 seconds West 56.76 feet to point "201" as designated on said Parcel Plat; thence North 79 degrees 19 minutes 39 seconds West 107.98 feet to the southerly right of way of U.S. 30; thence South 85 degrees 26 minutes 29 seconds East 113.05 feet along said right of way to the point of beginning, containing 1776 square feet, 0.041 acres more or less.



This description was prepared for the Town of Dyer, Indiana by Benson G. Hinshaw, Indiana Registered Land Surveyor, License Number 29500009, on the 25th day of September, 2014.

This description was written from information obtained from the recorder's office and other sources which were not necessarily checked by a field survey.

PARCEL PLAT

PREPARED FOR THE TOWN OF DYER, INDIANA

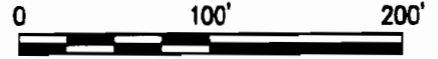
PARCEL: 1
PROJECT: 1173667
SAFE ROUTES TO SCHOOL
COUNTY: LAKE
SECTION: 18
TOWNSHIP: 35 N
RANGE: 9 W

OWNER: ELIXABETH & SERGIO URQUIZA
INSTRUMENT NO. 2002-091079 DATED: 10/09/2002
INSTRUMENT NO. 88999461 DATED: 09/27/1988

DES. NO.: 1173667
DRAWN BY: B.G. HINSHAW
CHECKED BY: C. SIMS



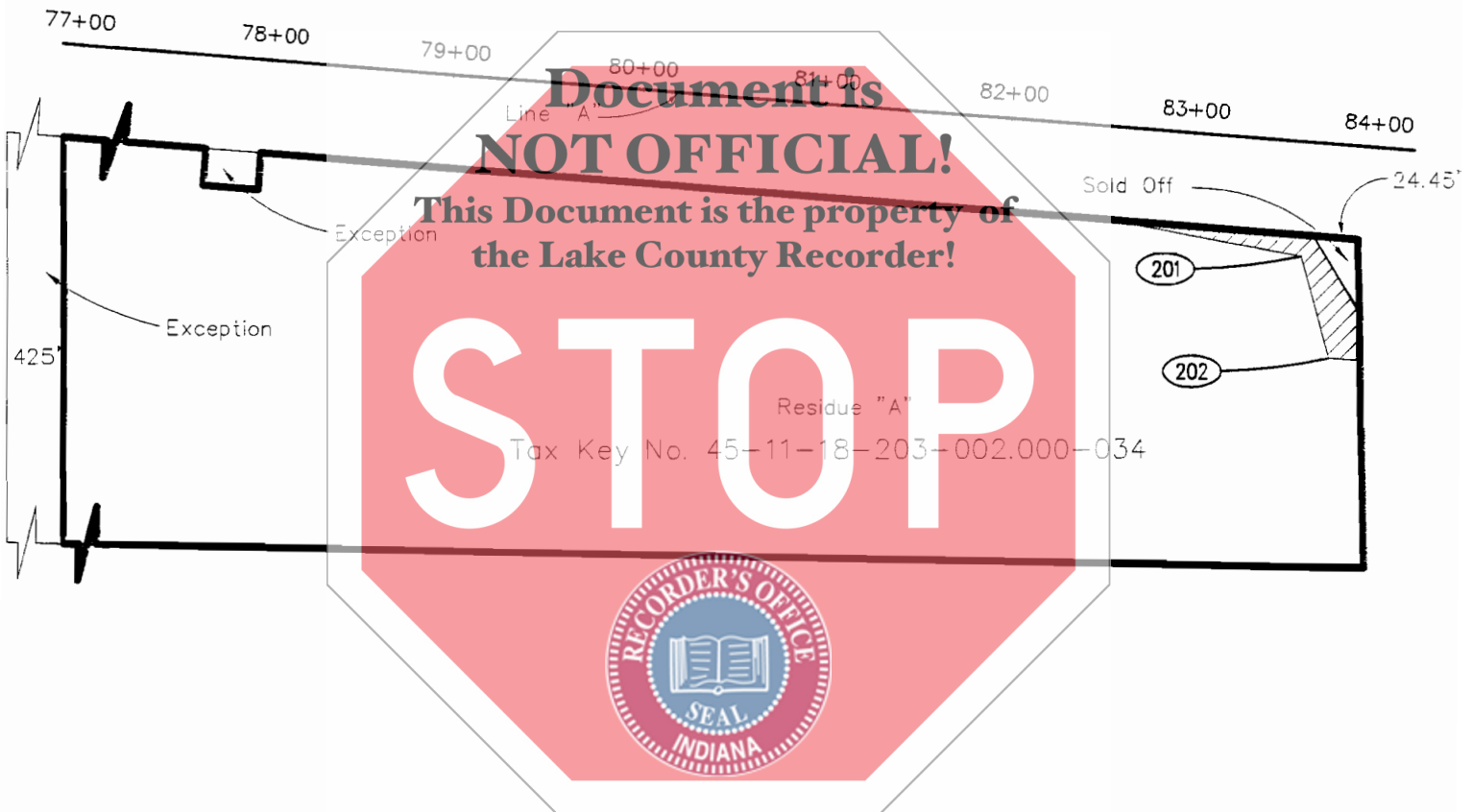
Hatched area is the approximate taking.



SCALE: 1" = 100'



Dimensions shown below are from the above listed record documents.
Centerline stationing tic marks are shown at 50 foot intervals.



This plat was prepared from information obtained from the recorder's office and other sources which were not necessarily checked by a field survey.

RIGHT-OF-WAY PARCEL PLAT
 PREPARED FOR THE TOWN OF DYER, INDIANA

PARCEL: 1
 PROJECT: 1173667
 SAFE ROUTES TO SCHOOL
 COUNTY: LAKE
 SECTION: 18
 TOWNSHIP: 35 N
 RANGE: 9 W

OWNER: ELIXABETH & SERGIO URQUIZA

DES. NO.: 1173667
 DRAWN BY: B.G. HINSHAW
 CHECKED BY: C. SIMS

POINT REFERENCE TABLE (ENGLISH UNITS)					
(NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES)					
POINT	CENTERLINE	STATION	OFFSET	NORTHING	EASTING
1	*	*	*	*	*
2	*	*	*	*	*
201	"A"	83+62.31	61.50' RT	2274258.324	2839856.196
202	"A"	83+81.27	115.00' RT	2274203.487	2839870.842

* See "Location Control Route Survey Plat"



SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey Plat" recorded as Instrument No. 2014060142 in the Office of the Recorder of Ripley County, Indiana, (incorporated herein and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12, (Rule 12).



First Group
 Engineering Inc.
 5925 Lakeside Blvd.
 Indianapolis, Indiana
 Phone (317) 290-9549

Benson G. Hinshaw

Benson G. Hinshaw
 Reg. Land Surveyor No. 29500009
 State of Indiana

10/3/14
 Date