

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 002981

2016 JAN 19 PM 3:26

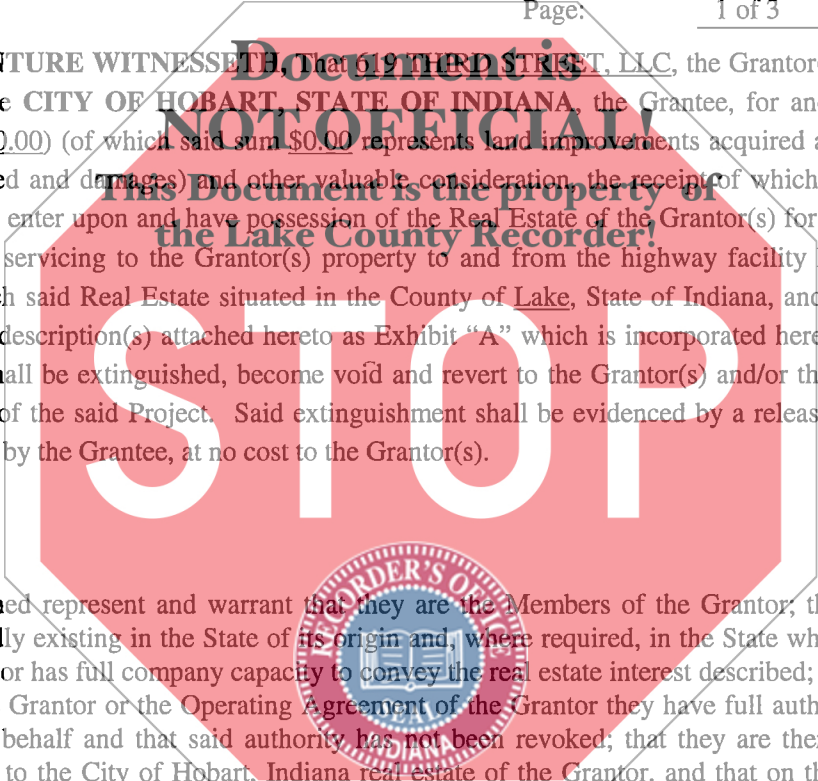
MICHAEL B. BROWN  
RECORDER

**TEMPORARY HIGHWAY EASEMENT GRANT**  
(FOR CONSTRUCTION OF A DRIVEWAY)

Form T-1  
Revised 07/2014

Project: 0810541  
Code: N/A  
Parcel: 26  
Page: 1 of 3

**THIS INDENTURE WITNESSETH** that 619 THIRD STREET, LLC, the Grantor(s) of Lake County, State of Indiana Grant(s) to the CITY OF HOBART, STATE OF INDIANA, the Grantee, for and in consideration of Five Hundred Dollars (\$500.00) (of which said sum \$0.00 represents land improvements acquired and \$500.00 represents land temporarily encumbered and damages) and other valuable consideration, the receipt of which is hereby acknowledged, a temporary easement to enter upon and have possession of the Real Estate of the Grantor(s) for the purpose of constructing thereupon a driveway servicing to the Grantor(s) property to and from the highway facility known as 3<sup>rd</sup> Street and as Project 0810541, which said Real Estate situated in the County of Lake, State of Indiana, and which is more particularly described in the legal description(s) attached hereto as Exhibit "A" which is incorporated herein by reference, which said temporary easement shall be extinguished, become void and revert to the Grantor(s) and/or the Grantor(s) successor(s) in title upon completion of the said Project. Said extinguishment shall be evidenced by a release document, which shall be executed and recorded by the Grantee, at no cost to the Grantor(s).



The undersigned represent and warrant that they are the Members of the Grantor; that the Grantor is a limited liability company validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full company capacity to convey the real estate interest described; that pursuant to a resolution of the Members of the Grantor or the Operating Agreement of the Grantor they have full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that they are therefore, fully authorized and empowered to convey to the City of Hobart, Indiana real estate of the Grantor, and that on the date of execution of said conveyance instruments they had full authority to so act; and that all necessary company action for the making of this conveyance has been duly taken.

Interests in land acquired by the City of  
Hobart, IN  
Grantee mailing address:  
414 Main Street  
Hobart, IN 46342  
I.C. 8-23-7-31

**FILED**  
JAN 19 2016  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

AMOUNT \$ 175  
CASH  CHARGE \_\_\_\_\_  
CHECK # \_\_\_\_\_  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON - COM \_\_\_\_\_  
CLERK nm

**010433**

Form T-3  
Revised 07/2014

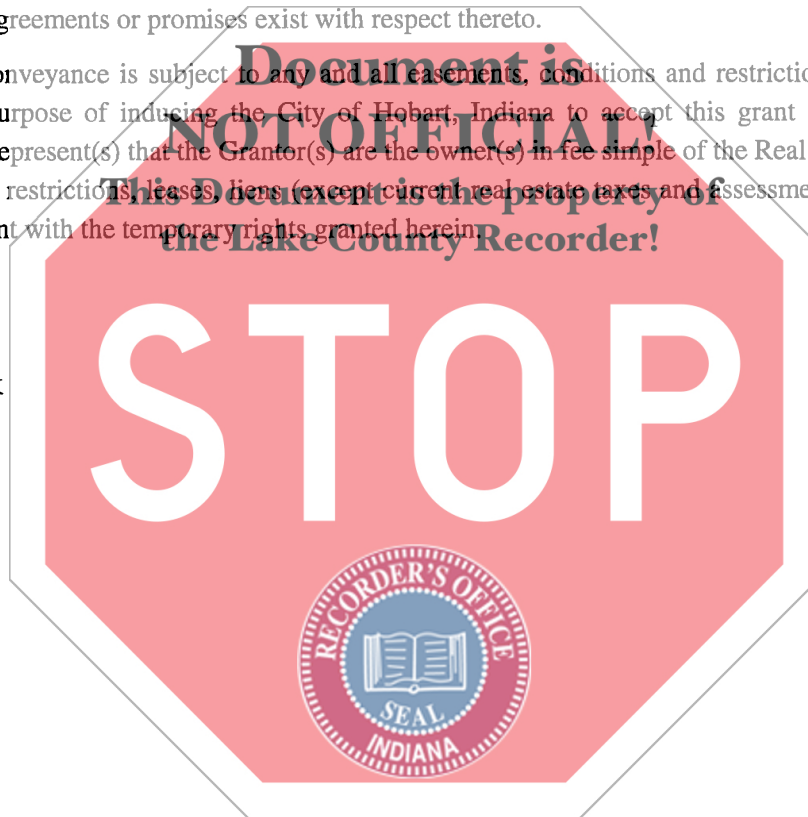
Project:	0810541
Code:	N/A
Parcel:	26
Page:	2 of 3

Any and all timber, shrubbery, fences, buildings and any other improvements situated within the area of the temporary easement granted herein shall become the property of the City of Hobart, Indiana except:

The said Grantor(s) acknowledge(s) that all provisions of this grant of temporary easement are as stated and set forth herein and that no verbal agreements or promises exist with respect thereto.

This temporary conveyance is subject to any and all easements, conditions and restrictions of record. However, the said Grantor(s), for the purpose of inducing the City of Hobart, Indiana to accept this grant and to pay the hereinbefore referenced consideration, represent(s) that the Grantor(s) are the owner(s) in fee simple of the Real Estate and that there exist no encumbrances, conditions, restrictions, leases, liens (except current real estate taxes and assessments) of any kind or character which would be inconsistent with the temporary rights granted herein.

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Form T-3  
Revised 07/2014

Project: 0810541  
Code: N/A  
Parcel: 26  
Page: 3 of 3

IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument  
this 17<sup>th</sup> day of December, 2015.

619 THIRD STREET, LLC

Janet L. Rains  
Signature

(Seal)

Jon W. Rains  
Signature

(Seal)

Janet L. Rains, Member  
Printed Name

Jon W. Rains, Member  
Printed Name

**Document is NOT OFFICIAL!**

**This Document is the property of the Lake County Recorder!**

STATE OF: INDIANA:

COUNTY OF LAKE:

Before me, a Notary Public in and for said State and County, personally appeared Janet L. Rains, Member and Jon W. Rains, Member, 619 THIRD STREET, LLC, the Grantor(s) 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 15<sup>th</sup> day of December, 2015.

Signature Jay Scott Herider

Printed Name Jay Scott Herider

My Commission expires April 14, 2023

I am a resident of Hamilton County.



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

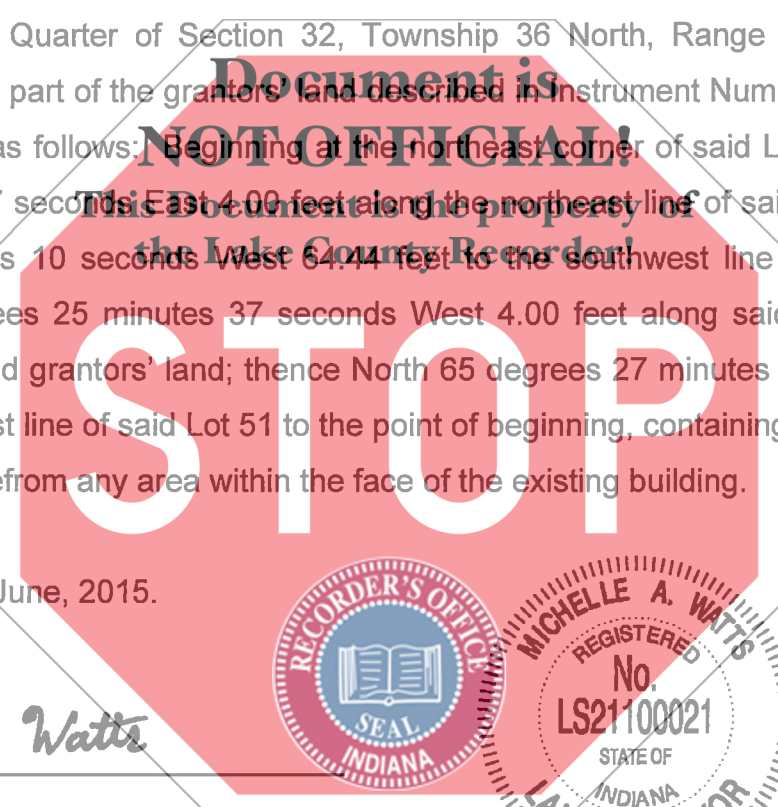
Legal Description prepared by Butler, Fairman & Seufert, Inc

**EXHIBIT "A"**

Project: 3rd Street & Center Street  
Tax I.D.: 45-09-32-177-009.000-018 & 45-09-32-177-010.000-018

Parcel: 26  
Sheet: 1 of 1

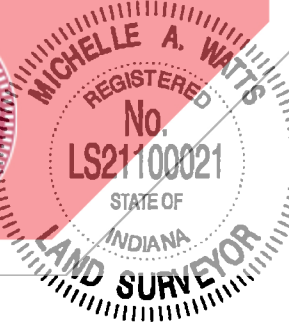
A part of Lot 51 of the Plat of the Town, now City of Hobart, recorded in Deed Record "D", Page 423 (all referenced documents are recorded in the Office of the Recorder of Lake County, Indiana), being part of the Northwest Quarter of Section 32, Township 36 North, Range 7 West, Lake County, Indiana, and being that part of the grantors' land described in Instrument Number 2007 015459, more particularly described as follows: Beginning at the northeast corner of said Lot 51; thence South 24 degrees 25 minutes 37 seconds East 4.00 feet along the northeast line of said Lot 51; thence South 65 degrees 27 minutes 10 seconds West 64.44 feet to the southwest line of said grantors' land; thence North 24 degrees 25 minutes 37 seconds West 4.00 feet along said southwest line to the northwest corner of said grantors' land; thence North 65 degrees 27 minutes 10 seconds East 64.44 feet along the northwest line of said Lot 51 to the point of beginning, containing 258 square feet, more or less, excepting therefrom any area within the face of the existing building.



Given this 17th day of June, 2015.

*Michelle A. Watts*

Michelle A. Watts, P.S.  
Registered Professional Land Surveyor  
State of Indiana, Surveyor No. 21100021



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