

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

7

2016 034044

2016 JUN -2 AM 10:46

MICHAEL B. BROWN
RECORDER

CROSS-REFERENCE: In accordance with Indiana Code § 32-23-2-5(a), the easement described below burdens the real estate acquired by Quitclaim Deed dated July 6, 2008, and recorded in the Office of the Recorder for Lake County, Indiana, as Document No. 2008 054144, on July 29, 2008.

NORTHWEST INDIANA TITLE
162 WASHINGTON STREET
LOWELL, IN 46356

GAS FACILITIES EASEMENT

Document is NOT OFFICIAL!

NIPSCO EASEMENT #40330-1

Know All Men, That ~~Donald B. Barman, Life Estate Holder of Leonard S. Barman, Jr., Charles E. Barman, Donna Mae Barman, a/k/a Donna Mae McDavitt and Christine Lynne Barman,~~ herein called the "grantor(s)", in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid to the grantors, hereby grant to Northern Indiana Public Service Company, an Indiana corporation, and to its successors and assigns, a right-of-way to lay, install, maintain, operate, repair, replace and renew gas mains and a line or lines of pipe for the transportation and distribution of gas to the public in general, with all necessary and convenient equipment, facilities, service pipes, lines and connections therefor, and to operate by means thereof a system for such transportation and distribution of gas, to be used for light, heat, power and other purposes, in, upon, along and over a strip of land situated in Section 2, Township 34N, Range 9W of the second Principal Meridian, in the county of Lake, State of Indiana, described as follows: -

See "Exhibit A" for legal descriptions of Permanent Easements, "Exhibit B" for Temporary Easements and "Exhibit C" for sketch or drawing attached hereto and made a part thereof. Temporary Easement to expire upon installation and restoration.

Access to the above described strip of land over the adjoining lands of the grantors is hereby granted. Any pipe line, or lines, shall, at the time of the construction thereof, be buried to such depth as shall not interfere with the cultivation of said premises. Grantee shall replace in a good and workmanlike manner all tiles cut in the construction of its line or lines hereunder, when discovered. Any damage to the crops, fences or improvements of the grantors on said strip of land, or on the lands of the grantors adjoining said strip of land, done by the grantee in the installation, maintenance, operation, repair replacement or renewal of said line or lines of pipe and the equipment and facilities connected

FILED

MAY 31 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

AMOUNT \$ 2300 1
CASH _____ CHARGE _____
CHECK # 2897
OVERAGE _____
COPY _____
NON-COM _____
CLERK MB

23039

therewith, shall be promptly paid for by the grantee. The grantee may cut or trim trees, bushes and saplings growing upon or extending over said strip of land so far as may be reasonably necessary in the installation, maintenance, operation, repair, replacement or renewal of said line or lines of pipe and the equipment and facilities connected therewith. Patrolling said line or lines of pipe on foot shall not constitute grounds for a claim for crop damage.

The grantors reserve the use of said strip of land not inconsistent herewith, but no buildings or structures shall be erected or placed on said strip of land by grantors.

The rights herein granted may be assigned in whole or in part

The grantee shall and will indemnify and save the grantors harmless from and against any and all damage, injuries, losses, claims, demands or costs proximately caused by the fault, culpability, or negligence of the grantee in the installation, maintenance, operation, repair, replacement or renewal of said line or lines of pipe, and the equipment and facilities connected therewith, over and across said strip of land.

The undersigned grantors hereby covenant that they are the owners in fee simple of said strip of land, are lawfully seized thereof, and have good right to grant and convey said easement herein, and guarantee the quiet possession thereof, that the said strip of land is free from all encumbrances, and that the grantors will warrant and defend the title to said easement against all lawful claims.

These presents shall be binding on the heirs, executors, administrators, grantees and assigns of the grantors, and upon the grantee, its successors and assigns.

IN WITNESS WHEREOF, the Grantor has duly executed this instrument this _____

19TH day of MAY, 2016.

Dated this 19th day of May, 2016.

Donald Barman AKA Donald B. Barman Leonard S. Barman, Jr.
Donald Barman AKA Donald B. Barman Leonard S. Barman, Jr.

Charles E. Barman Charles E. Barman
By: Donald B. Barman, Ltd POA Donna Mae Barman aka Donna Mae McDavitt
Donald B. Barman, Ltd POA Donna Mae Barman aka Donna Mae McDavitt
POA Doc # 2016034040 POA Doc # 2016034042

Christine Lynne Barman aka Christine Lynn Barman
Christine Lynne Barman aka Christine Lynn Barman
By: Donald B. Barman, Ltd POA
Donald B. Barman, Ltd POA
POA Doc # 2016034041

State of Indiana)

County of Lake)

ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 19th day of May, 2016, personally appeared Donald Barman AKA Donald B. Barman, Leonard S. Barman, Jr., Charles E. Barman, by Donald B. Barman, Ltd POA, Donna Mae Barman aka Donna Mae McDavitt, by Donald B. Barman, Ltd POA and Christine Lynne Barman aka Christine Lynn Barman, by Donald B. Barman, Ltd POA, and acknowledged the execution of the foregoing Deed. In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

Gloria J. O'Drobnak
Notary Public

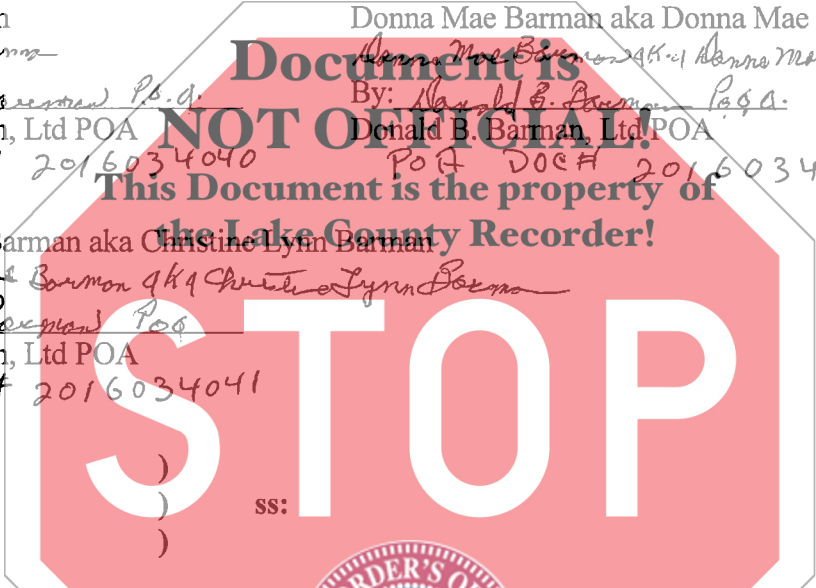
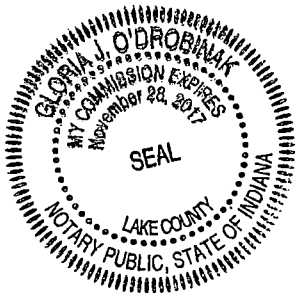


EXHIBIT "A"

LEGAL DESCRIPTION – PARCEL 1 – PERMANENT EASEMENT – LEONARD S. BARMAN, JR., ETALS

A STRIP OF LAND IN SECTION 2, T34N, R9W OF THE SECOND PRINCIPAL MERIDIAN IN THE COUNTY OF LAKE, STATE OF INDIANA, DESCRIBED AS FOLLOWS:

A STRIP OF LAND IN THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 2 ADJOINING THE WEST SIDE OF A BASELINE, SAID BASELINE BEING THE EAST LINE OF A 150 FEET WIDE EASEMENT DEEDED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY IN DEED RECORD 615976, DATED 1/28/81, SAID STRIP OF LAND BEING 25 FEET WIDE AND LYING 25 FEET WIDE ON THE WEST SIDE OF SAID BASELINE AND SAID BASELINE EXTENDED, SAID BASELINE BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF SAID BASELINE WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 2; THENCE NORTH 1° 07' 49" EAST ALONG SAID BASELINE A DISTANCE OF 1322.11 FEET MORE OR LESS TO THE POINT OF ENDING ON THE NORTH LINE OF THE SOUTHWEST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 2.

CONTAINING 0.76 OF AN ACRE OF LAND.

ALSO A PERMANENT EASEMENT:

A STRIP OF LAND IN SECTION 2, T34N, R9W OF THE SECOND PRINCIPAL MERIDIAN IN THE COUNTY OF LAKE, STATE OF INDIANA, DESCRIBED AS FOLLOWS:

A STRIP OF LAND IN THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 2 ADJOINING THE EAST SIDE OF A BASELINE, SAID BASELINE BEING THE EAST LINE OF A 150 FEET WIDE EASEMENT DEEDED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY (NIPSCO) IN DEED RECORD 615976, DATED 1/28/81, SAID STRIP OF LAND BEING 25 FEET WIDE AND LYING 25 FEET WIDE ON THE EAST SIDE OF SAID BASELINE AND SAID BASELINE EXTENDED, SAID BASELINE BEING DESCRIBED AS FOLLOWS:

COMMENING AT THE INTERSECTION OF SAID BASELINE WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 2; THENCE NORTH 1° 07' 49" EAST ALONG SAID BASELINE A DISTANCE OF 185 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 1° 07' 49" EAST ALONG SAID BASELINE A DISTANCE OF 1157.13 FEET MORE OR LESS TO THE POINT OF ENDING, BEING 15.02 FEET MORE OR LESS NORTH OF THE NORTHEAST CORNER OF SAID NIPSCO EASEMENT.

CONTAINING 0.66 OF AN ACRE OF LAND.

EXHIBIT B

LEGAL DESCRIPTION – TEMPORARY EASEMENT – LEONARD S. BARMAN, JR. ETAL

A STRIP OF LAND IN SECTION 2, T34N, R9W OF THE SECOND PRINCIPAL MERIDIAN IN THE COUNTY OF LAKE, STATE OF INDIANA, DESCRIBED AS FOLLOWS:

A STRIP OF LAND IN THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 2 EAST OF EAST SIDE OF A BASELINE, SAID BASELINE BEING THE EAST LINE OF A 150 FOOT SIDE EASEMENT DEEDED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY (NIPSCO) IN DEED RECORD 615976, DATED 1/28/81, SAID STRIP OF LAND BEING THE EAST 25 FEET OF A 50 FOOT WIDE STRIP OF LAND ADJOINING THE EAST SIDE OF BASELINE AND SAID BASELINE EXTENDED, SAID BASELINE BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF SAID BASELINE WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 2; THENCE NORTH 1° 07' 49" EAST ALONG SAID BASELINE A DISTANCE OF 185 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 1° 07' 49" EAST ALONG SAID BASELINE A DISTANCE OF 1157.13 FEET MORE OR LESS TO THE POINT OF ENDING, BEING 15.02 FEET MORE OR LESS NORTH OF THE NORTHEAST CORNER OF SAID NIPSCO EASEMENT.

CONTAINING 0.66 OF AN ACRE OF LAND.

PREPARED BY MARBACH, BRADY AND WEAVER

RE: DOC. NO. 811245, DATED 7/12/85 ETAL

(STATE PARCEL NUMBER:

45-15-02-300-006.000-041)



