

2016 037324

2016 JUN 16 AM 11:52

MICHAEL B. BROWN  
RECORDER

EASEMENT FOR ELECTRICAL LINES

EASEMENT # 21113-6

KNOW ALL MEN, That **Deep River Investments, LLC**, herein called the "Grantor", in consideration of the sum of one dollar (\$1.00) and other valuable considerations, in hand paid to the Grantor, hereby grant to Northern Indiana Public Service Company, an Indiana Corporation, and to its successors and assigns, an easement, right and authority, from time to time, to construct, erect, maintain, operate, repair, replace, renew and remove towers and poles, and to string, install, construct, erect, maintain, operate, repair, replace, renew and remove wires, cables, conductors, guy wires, and other necessary equipment upon and between such towers and poles, together with all the rights and privileges necessary or convenient for the full enjoyment or use thereof, for the purposes herein described, including the right of ingress and egress to and from the strip of easement land, over adjoining lands of Grantor and the right to trim, or control by herbicides, or at Grantee's option, to cut down and remove from the premises hereinafter described and from the adjoining lands of Grantor any overhanging branches or undergrowth, or any trees of such height which may, in the sole judgment of Grantee, endanger the safety of, or interfere with the use or enjoyment of, any of Grantee's facilities and to operate by means thereof one or more line or lines for the transmission, distribution and delivery of electrical energy to the public in general, to be used for light, heat, power, telephone and other purposes, in, upon, along and over a strip of land or right-of-way situated in Section **35**, Township **35** North, Range **8** West of the Second Principal Meridian in the County of **Lake**, State of **Indiana**, described as,

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**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.**

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DEED REFERENCE: 2006 004408

Access to the above described land over the adjoining lands of Grantor's is hereby granted. Any damages to the crops, tile, fences, or buildings of the Grantor on said right-of-way, or on lands of the Grantor adjoining the said right-of-way, done by the Grantee in the construction, erection, installation, repair, replacement or renewal of said towers, poles, wires, cables, conductors, guy wires, or equipment, shall be promptly paid by the Grantee. Patrolling said line or lines shall not constitute grounds for a claim for crop damage.

The Grantor reserves the use of the above described land not inconsistent with this grant, but no buildings shall be placed on the right-of-way by Grantor.

The Grantee shall and will indemnify and save the Grantor 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 construction, erection, maintenance, operation, repair or renewal of said line or lines and the structures and appurtenances connected therewith.

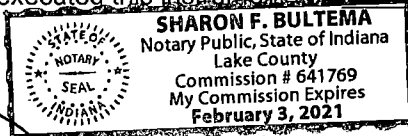
The rights herein granted may be assigned in whole or in part.

The undersigned Grantor hereby covenants to be the owner in fee simple of said real estate, lawfully seized thereof, with good right to grant and convey said easement herein, and guarantees the quiet possession thereof, that the said real estate is free from all encumbrances, and that the Grantor will warrant and defend the title to the said easement against all lawful claims.

These presents to be binding on the heirs, executors, administrators, Grantees and assigns of the Grantor, and upon the Grantee, its successors and assigns.

IN WITNESS WHEREOF, the Grantor has duly executed this instrument this 31<sup>st</sup> day of March, A.D. 2016

**Deep River Investments, LLC**



(Signed) By: [Signature]

(Signed) By: Sharon A. Bultema **CASH**

Manager  
Dave Von Dyke

This instrument prepared by: Suzanne Kizior, Nisource Survey & Land, 801 E 86th Ave, Merrillville, IN 46410

**FILED**

NO SALES DISCLOSURE NEEDED

JUN 16 2016

Approved Assessor's Office

2/29/16

**JOHN E. PETALAS**  
LAKE COUNTY AUDITOR

By: [Signature]

003492

RECORDED 8108

STATE OF INDIANA, )  
COUNTY OF LAKE ) SS.

Personally appeared before me the undersigned, a Notary Public in and for said county and state  
**Dave Van Dyke, Deep River Investments LLC, Manager**  
who acknowledged the execution of the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and notarial seal this 30<sup>th</sup> day of March, 2016

Print Name Sharon F. Bultema  
Sharon F. Bultema (SEAL)  
Notary Public

My Commission Expires Feb. 3, 2021 A Resident of Lake County, Indiana

STATE OF INDIANA,  
COUNTY OF \_\_\_\_\_

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**SHARON F. BULTEMA**  
Notary Public, State of Indiana  
Lake County  
Commission # 641769  
My Commission Expires  
February 3, 2021

BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, before me, a Notary Public in and for said county and state aforesaid, personally appeared \_\_\_\_\_, President and \_\_\_\_\_ Secretary, respectively of **Deep River Investments, LLC**, who acknowledged the execution of the foregoing instrument in behalf of said corporation as the voluntary act and deed of said corporation and of said corporation, for the uses and purposes set forth.

WITNESS my hand and notarial seal the day and year first above written.

Print Name \_\_\_\_\_ (SEAL)  
Notary Public

My Commission Expires \_\_\_\_\_ A Resident of \_\_\_\_\_ County, Indiana



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."

Suzanne Kizior

# EXHIBIT "A"

LEGAL DESCRIPTION – DEEP RIVER INVESTMENTS, LLC

A STRIP OF LAND IN SECTION 35, T35N, R8W OF THE SECOND PRINCIPAL MERIDIAN IN THE COUNTY OF LAKE, STATE OF INDIANA, DESCRIBED AS FOLLOWS:

A STRIP OF LAND IN THE SOUTH HALF (S1/2) OF SAID SECTION 35, SAID STRIP OF LAND BEING 100 FEET WIDE AND LYING 50 FEET WIDE ON EACH SIDE OF CENTERLINE, AND SAID CENTERLINE PRODUCED, SAID CENTERLINE BEING DESCRIBED AS FOLLOWS:

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BEGINNING AT A POINT IN THE CENTER OF BEAVER DAM EXTENSION DITCH, SAID POINT BEING 1382.0 FEET NORTH OF A POINT ON THE SOUTH LINE OF SAID SECTION 1372 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 35, SAID POINT BEING THE BEGINNING POINT OF A 100 FOOT WIDE EASEMENT CONVEYED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY IN BOOK 1043 PAGE 533; THENCE NORTH 68° 48' EAST ALONG THE CENTERLINE OF SAID EASEMENT A DISTANCE OF 412.5 FEET MORE OR LESS TO A POINT ON THE EAST LINE OF LAND CONVEYED TO DEEP RIVER INVESTMENTS, LLC IN DEED RECORD 2006 004408, SAID POINT BEING 1531 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 35.

PREPARED BY MARBACH, BRADY AND WEAVER

CONTAINING 0.95 OF AN ACRE OF LAND

RE: DR 2006 004408

(STATE PARCEL NUMBER:  
45-12-35-300-002.000-030)

