

2016 048519

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MICHAEL B. BROWN
RECORDER

WARRANTY DEED

Form WD-1
Revised 07/2014

Project: 1000077
Code: NA
Parcel: 12
Page: 1 of 2

THIS INDENTURE WITNESSETH, That Sally Mijares, a/k/a Sally L. Mijares, a/k/a Sally Lynn Mijares, the Grantor(s) of Lake County, State of Indiana Convey(s) and Warrant(s) to the **TOWN OF LOWELL**, the Grantee, for and in consideration of the sum of Eight Thousand One Hundred and No/100 Dollars (\$8,100.00) (of which said sum \$7,400.00 represents land and improvements acquired and \$700.00 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(s) 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 abandonment, 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.

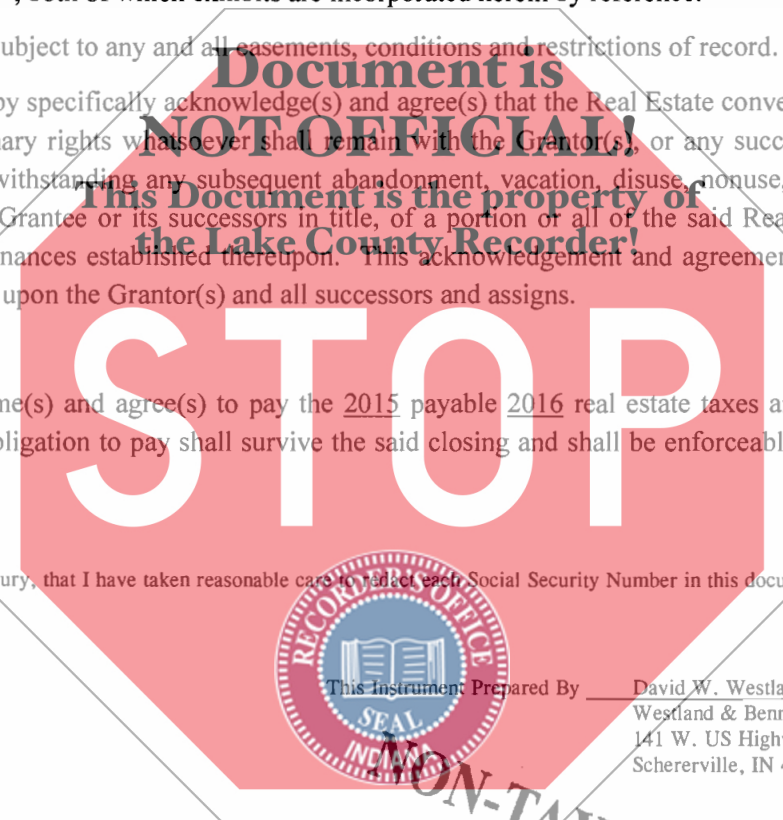
The grantor(s) assume(s) and agree(s) to pay the 2015 payable 2016 real estate taxes and assessments on the above described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the State in the event of any non-payment.

*I affirm, under the penalties for perjury, that I have taken reasonable care to reflect each Social Security Number in this document, unless required by law.

Interests in land acquired by
The City of Lowell, Indiana
Grantee mailing address:
501 East Main Street
PO Box 157
Lowell, IN 46356



This Instrument Prepared By David W. Westland
Westland & Bennett P.C.
141 W. US Highway 30, 2nd Fl.
Schererville, IN 46375



NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: AN

AUG 01 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

014238

\$24

1st Group

[Handwritten signature]

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument
this 28 day of June, 2016

Sally Mijares
Sally Mijares

STATE OF: INDIANA
COUNTY OF LAKE

Before me, a Notary Public in and for said State and County, personally appeared SALLY MIJARES,
the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be her voluntary
act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 28 day of June, 2016.

Signature Carol J. Coby

Printed Name CAROL J. COBY

My Commission expires _____

I am a resident of LAKE

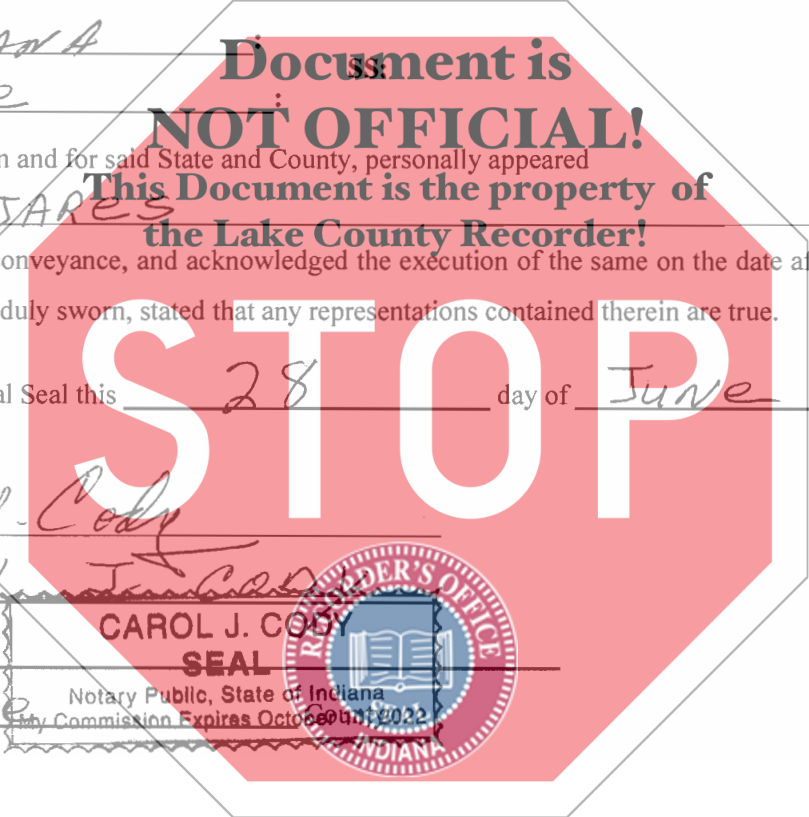


EXHIBIT "A"

Project: 1000077
Parcel: 12
Tax Key No. 45-19-23-460-007.000-008

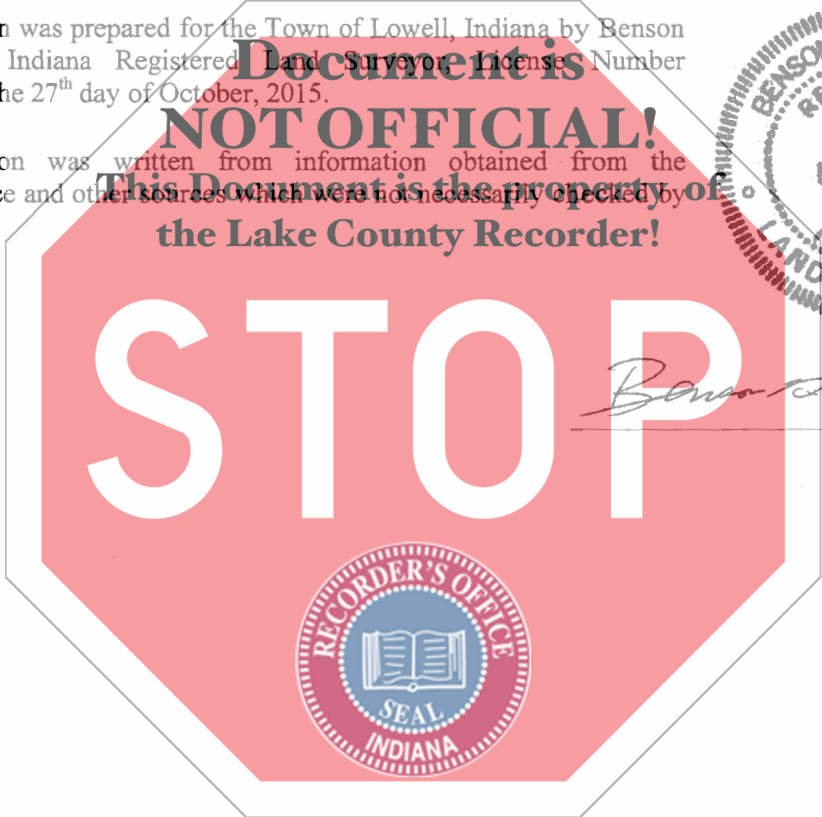
Sheet 1 of 1
WD-1
Fee Simple

Part of Lot 28 in Union Addition to the Town of Lowell, Indiana the plat of which is of record in Miscellaneous Record "A", page 504, in 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 intersection of the west line of said Lot and the south right of way line of S.R. 2 (Commercial Avenue); thence North 86 degrees 44 minutes 11 seconds East 190.10 feet along the south right of way line of said S.R. 2 to the west line of the grantor's land and the point of beginning of this description; thence continuing North 86 degrees 44 minutes 11 seconds East 100.00 feet along the south right of way line of said S.R. 2 to the east line of the grantor's land; thence South 01 degree 14 minutes 54 seconds East 11.89 feet along said line; thence North 89 degrees 27 minutes 52 seconds West 99.99 feet to the west line of the grantor's land; thence North 01 degree 14 minutes 54 seconds West 5.26 feet along said line to the point of beginning, containing 0.020 acres, more or less, inclusive of presently existing right of way which contains 0.002 acres, more or less.

This description was prepared for the Town of Lowell, Indiana by Benson G. Hinshaw, Indiana Registered Land Surveyor, License Number 29500009, on the 27th day of October, 2015.

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



Benson G. Hinshaw

EXHIBIT "B"

PARCEL PLAT

PREPARED FOR THE TOWN OF LOWELL, INDIANA

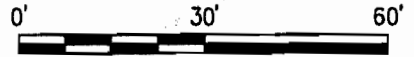
PARCEL: 12
PROJECT: 1000077
S.R. 2
COUNTY: LAKE
SECTION: 23
TOWNSHIP: 33 N
RANGE: 9 W

OWNER: GREGORY JOSE MIJARES
INSTRUMENT NO.: 2012-045070
DATED: 07/10/2012

DES. NO.: 1000077
DRAWN BY: J.F. HINES
CHECKED BY: B.G. HINSHAW



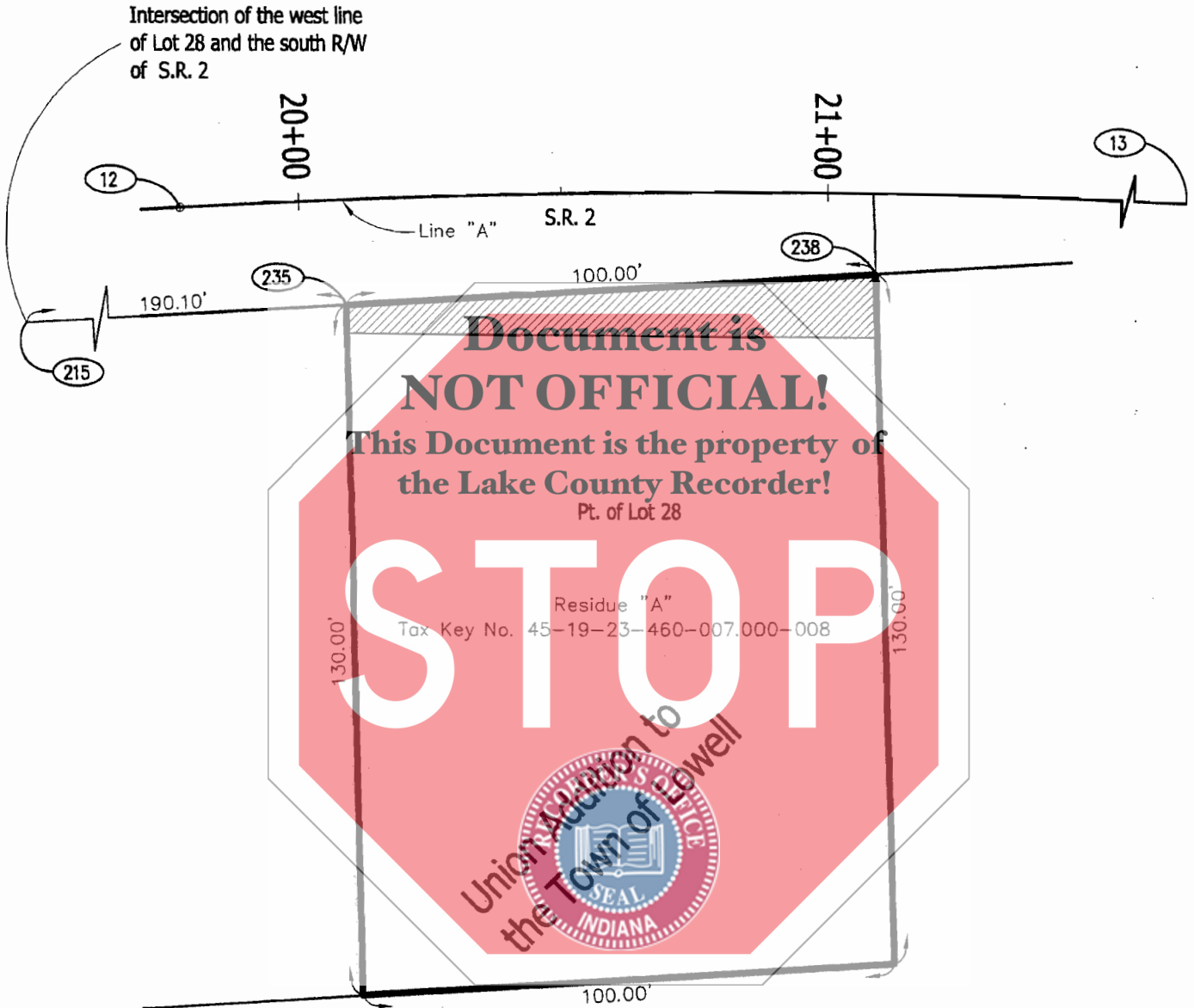
Hatched area is the approximate taking.



SCALE: 1" = 30'



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.

PARCEL PLAT

PREPARED FOR THE TOWN OF LOWELL, INDIANA

PARCEL: 12
 PROJECT: 1000077
 S.R. 2
 COUNTY: LAKE
 SECTION: 23
 TOWNSHIP: 33 N
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POINT REFERENCE TABLE (ENGLISH UNITS)					
(NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES)					
POINT	CENTERLINE	STATION	OFFSET	NORTHING	EASTING
12	*	*	*	*	*
13	*	*	*	*	*
215	"A"	18+17.82	20.00' RT.	2201388.126	2861099.084
235	"A"	20+08.27	19.74' RT.	2201398.948	2861288.876
238	"A"	21+09.18	15.12' RT.	2201404.641	2861388.714

* 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. 2012-035768 in the Office of the Recorder of Lake 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

10-27-15
 Date

