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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 048521

2016 AUG -1 AM 9:14

WARRANTY DEED

**MICHAEL B. BROWN
RECORDER**

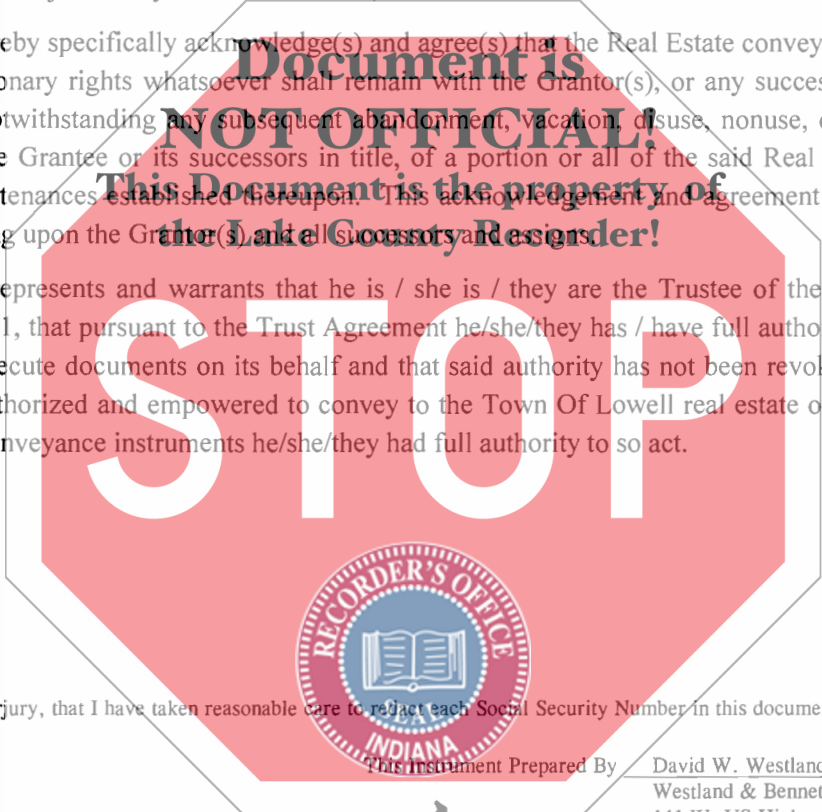
Form WD-1
Revised 07/2014

Project:	1000077
Code:	NA
Parcel:	14
Page:	1 of 2

THIS INDENTURE WITNESSETH, That LAKE COUNTY TRUST COMPANY as Trustee under the provisions of a certain Trust Agreement dated May 1, 2006, and known as Trust No. 5751, 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 Five Thousand Seven Hundred and No/100 Dollars (\$5,700.00) (of which said sum \$5,700.00 represents land and improvements acquired and \$0.00 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 undersigned represents and warrants that he is / she is / they are the Trustee of the LAKE COUNTY TRUST COMPANY Trust No. 5751, that pursuant to the Trust Agreement he/she/they has / 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to manage the affairs of said Trust and sign and execute documents on its behalf and that said authority has not been revoked, and that he is / she is / they are therefore, fully authorized and empowered to convey to the Town Of Lowell real estate of this Trust, and that on the date of execution of said conveyance instruments he/she/they had full authority to so act.

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 Town 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

\$26
1st GROVE
[Signature]

NO SALES DISCLOSURE NEEDED AUG 01 2016 014240

Approved Assessor's Office

By: AW
JOHN E. PETALAS
LAKE COUNTY AUDITOR

Form WD-1
Revised 07/2014

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Page: 2 of 2

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.

IN WITNESS WHEREOF, the said Grantor(s) has / have executed this instrument
this _____ day of _____, _____.

LAKE COUNTY TRUST COMPANY as Trustee under the provisions of a certain Trust Agreement dated May 1, 2006, and known as Trust No 5751

SEE SIGNATURE PAGE ATTACHED

Signature _____

Signature _____

Printed Name and Title _____

Printed Name and Title _____

STATE OF: _____:

COUNTY OF _____: SS:

Before me, a Notary Public in and for said State and County, personally appeared _____,

the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his / her / their voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

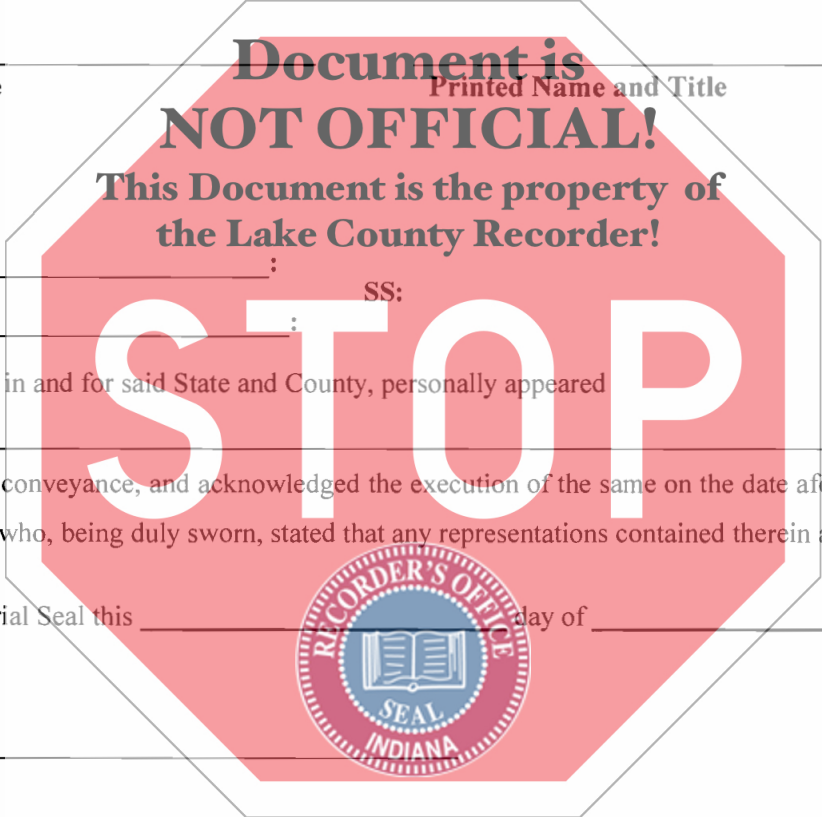
Witness my hand and Notarial Seal this _____ day of _____, _____.

Signature _____

Printed Name _____

My Commission expires _____

I am a resident of _____ County.



It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against INDIANA LAND TRUST COMPANY formerly known as LAKE COUNTY TRUST COMPANY on account of this instrument or on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

In making any warranty herein the Trustee is relying solely on information furnished to it by the beneficiaries and not of its own knowledge and specifically exculpates itself from any liabilities, responsibilities or damages as a result of including any warranty in this instrument.

The information contained in this instrument has been furnished the undersigned by the beneficiaries under aforesaid Trust and the statements made therein are made solely in reliance thereon and no responsibility is assumed by the undersigned, in its individual capacity for the truth or accuracy of the facts herein stated.

IN WITNESS WHEREOF, INDIANA LAND TRUST COMPANY formerly known as LAKE COUNTY TRUST COMPANY, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Trust Officer this 2nd day of May, 2016.

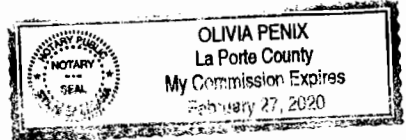


By: 
Richard Caprio, Trust Officer

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard Caprio Trust Officer of the Indiana Land Trust Company, formerly known as Lake County Trust Company, who acknowledged the execution of the foregoing instrument as the free and voluntary act of said corporation, and as his free and voluntary act, acting for such corporation as Trustee.

Witness my hand and seal this 2nd day of May, 2016.



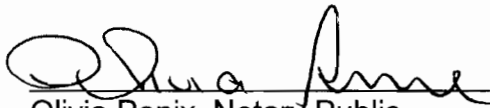

Olivia Penix, Notary Public
LaPorte County, IN. resident
My Commission expires: 02-27-2020

EXHIBIT "A"

Project: 1000077
Parcel: 14
Tax Key No. 45-19-23-455-009.000-008

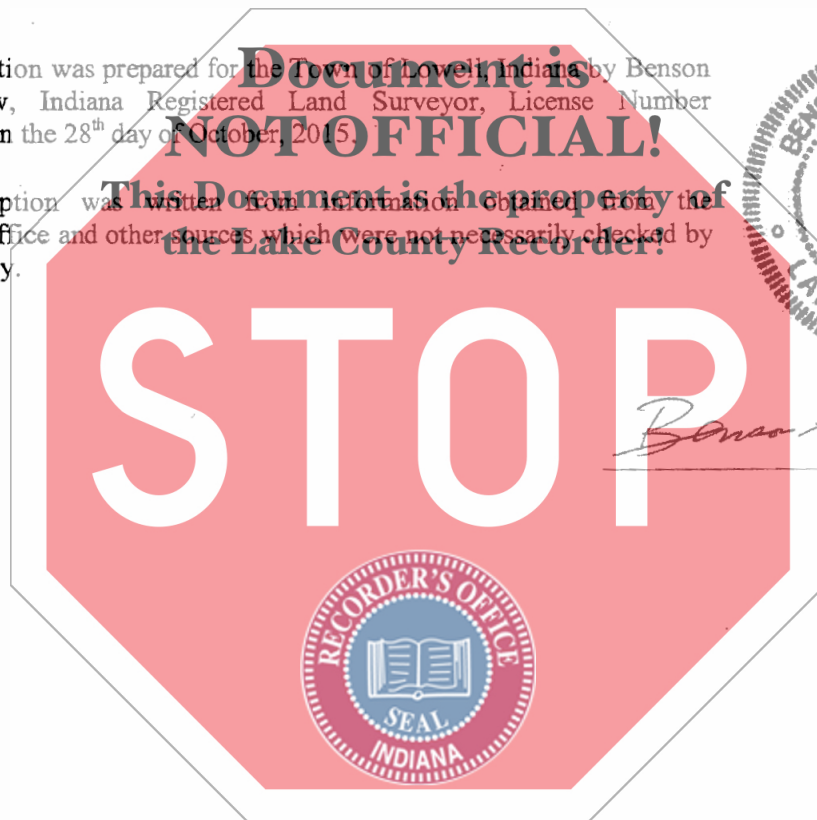
Sheet 1 of 1
WD-1
Fee Simple

Part of Lots 6 and 7 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 east line of said Lot 7 and the north right of way line of S.R. 2 (Commercial Avenue); thence South 86 degrees 44 minutes 11 seconds West 209.88 feet along the north right of way line of said S.R. 2 to the east line of the grantor's land and point of beginning of this description; thence continuing South 86 degrees 44 minutes 11 seconds West 103.03 feet along the north right of way line of said S.R. 2 to the west line of the grantor's land; thence North 00 degrees 26 minutes 43 seconds West 26.19 feet along said west line; thence South 46 degrees 32 minutes 20 seconds East 29.06 feet to point "250" as designated on said parcel plat; thence North 86 degrees 44 minutes 11 seconds East 82.07 feet to the east line of the grantor's line; thence South 00 degrees 26 minutes 43 seconds East 5.01 feet along said line to the point of beginning and containing 0.017 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 28th 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"

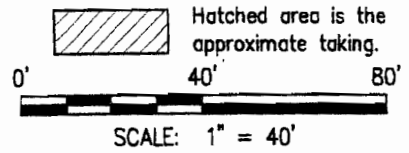
PARCEL PLAT

PREPARED FOR THE TOWN OF LOWELL, INDIANA

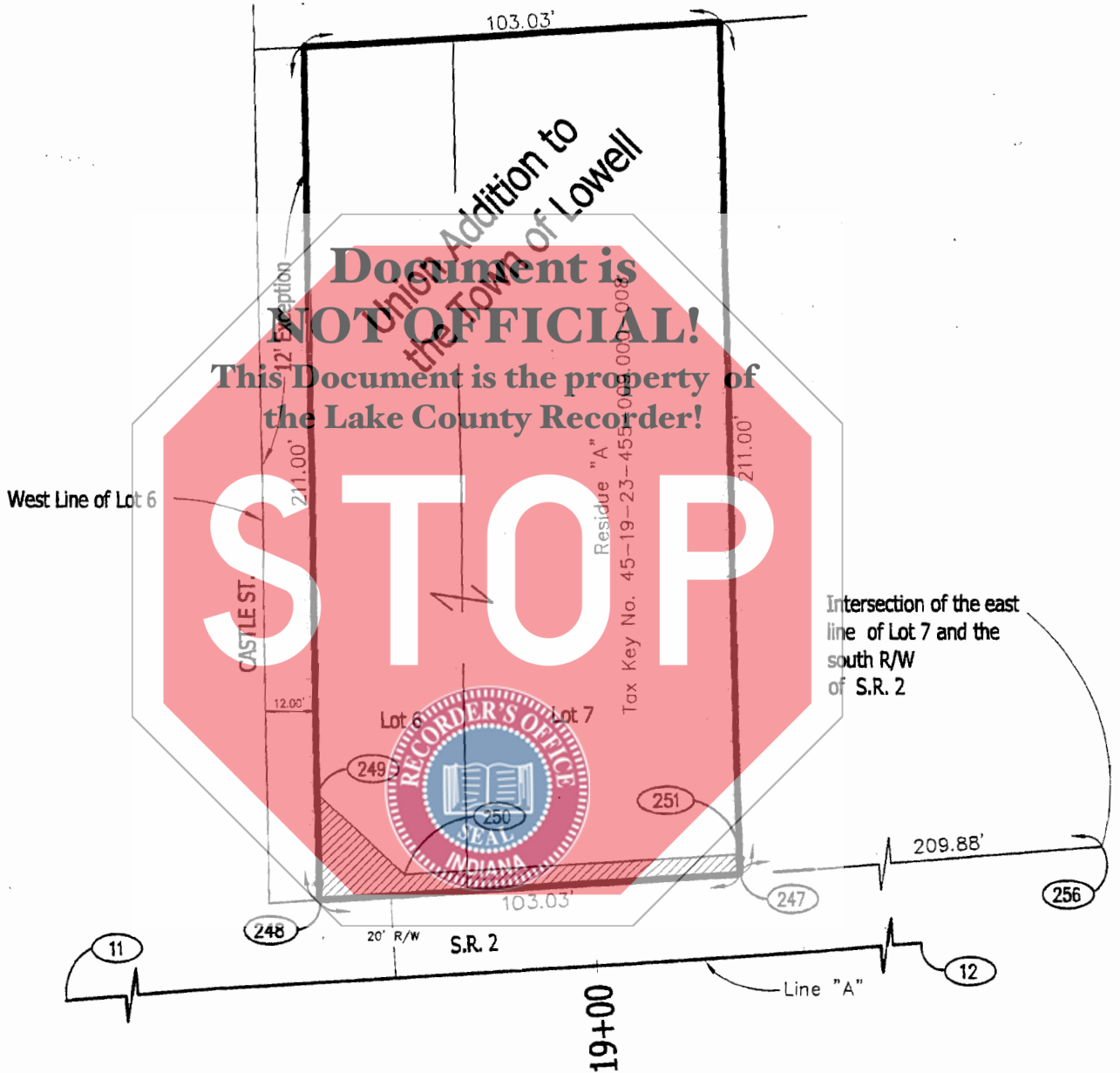
PARCEL: 14
PROJECT: 1000077
S.R. 2
COUNTY: LAKE
SECTION: 23
TOWNSHIP: 33 N
RANGE: 9 W

OWNER: LAKE COUNTY TRUST COMPANY, AS
TRUSTEE UNDER THE PROVISIONS OF A CERTAIN
TRUST AGREEMENT DATED MAY 1, 2006, AND
KNOWN AS TRUST NO. 5751
INSTRUMENT NO.: 2006-074717
DATED: 08/25/2006

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



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: 14
 PROJECT: 1000077
 S.R. 2
 COUNTY: LAKE
 SECTION: 23
 TOWNSHIP: 33 N
 RANGE: 9 W

OWNER: LAKE COUNTY TRUST COMPANY, AS
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 INSTRUMENT NO.: 2006-074717
 DATED: 08/25/2006

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

POINT REFERENCE TABLE (ENGLISH UNITS)					
(NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES)					
POINT	CENTERLINE	STATION	OFFSET	NORTHING	EASTING
11	*	*	*	*	*
12	*	*	*	*	*
247	"A"	19+35.41	20.00' LT.	2201434.755	2861214.201
248	"A"	18+32.38	20.00' LT.	2201428.890	2861111.340
249	"A"	18+33.67	46.16' LT.	2201455.079	2861111.136
250	"A"	18+53.59	25.00' LT.	2201435.089	2861132.230
251	"A"	19+35.65	25.00' LT.	2201439.761	2861214.162
256	"A"	21+42.90	27.90' LT.	2201446.703	2861423.741

* 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

10-28-15
 Date

