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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 048525

2016 AUG -1 AM 9:14

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

Form WD-1
Revised 07/2014

Project: 1000077
Code: N/A
Parcel: 35
Page: 1 of 3

THIS INDENTURE WITNESSETH, That The Town of Lowell, Indiana

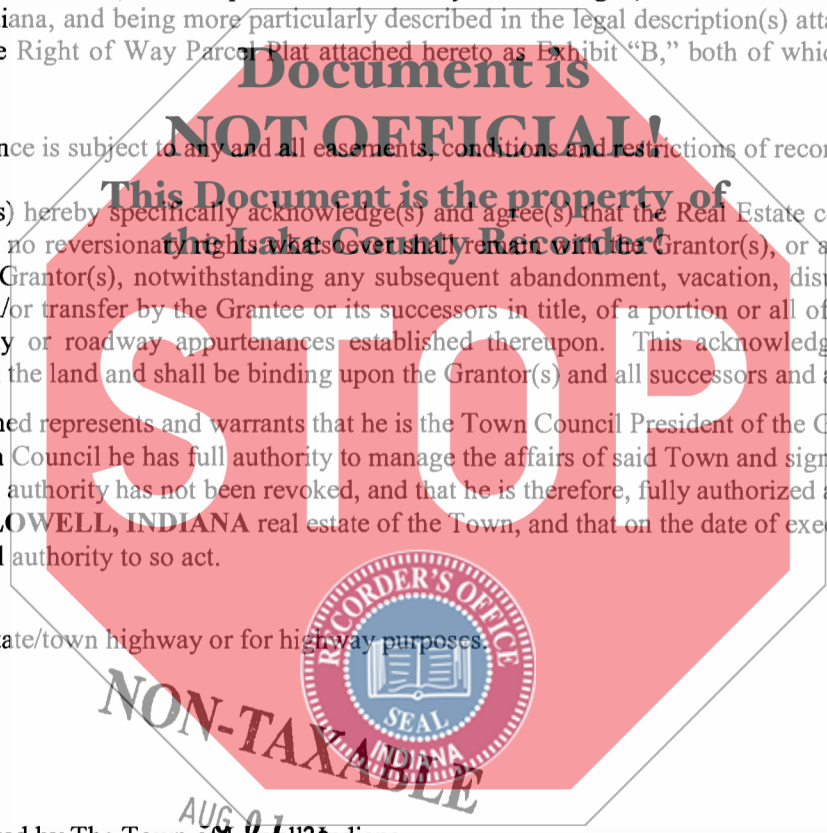
the Grantor(s), of Lake County, State of Indiana Convey(s) and Warrant(s) to **THE TOWN OF LOWELL, INDIANA**, the Grantee, for and in consideration of the sum of One and 00/100 Dollars (\$ 1.00) (of which said sum \$ 1.00 represents land and improvements acquired and \$ 0.00 represents damages) and other 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 in 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 the Town Council President of the Grantor, that pursuant to resolution of the Town Council he has full authority to manage the affairs of said Town and sign and execute documents on its behalf and that said authority has not been revoked, and that he is therefore, fully authorized and empowered to convey to **THE TOWN OF LOWELL, INDIANA** real estate of the Town, and that on the date of execution of said conveyance instruments he had full authority to so act.

For use as a state/town highway or for highway purposes.



NON-TAXABLE

014244 \$26

1st GROUP
C

Interests in land acquired by The Town of Lowell, Indiana
Grantee mailing address:
501 East Main Street
P.O. Box 157
Lowell, IN 46356

AUG 01 2016
JOHN E. PETALAS
LAKE COUNTY AUDITOR

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: AW

IN WITNESS WHEREOF, the said Grantor(s) has _____ executed this instrument this 25th day
of April, 2016.

The Town of Lowell, Indiana

By _____ (Seal) *Chris Salatas* (Seal)
Signature Signature
Chris Salatas, President of Town Council Chris Salatas, President of Town Council
Printed Name and Title Printed Name and Title

STATE OF INDIANA

COUNTY OF LAKE

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

Before me, a Notary Public for the said State and County, personally appeared Chris Salatas, President of Town Council of The Town of Lowell, Indiana, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 25th day of April, 2016.

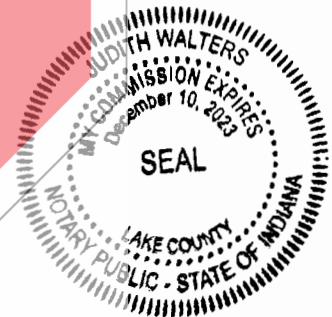
Judith Walters
Signature

Judith Walters

Printed Name

My Commission expires 12/10/2023

I am a resident of Lake County.



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Page: 3 of 3

Instrument prepared by David W. Westland, Westland & Bennett P.C., 141 West U.S. Highway 30, Second floor, Schererville, IN 46375, Attorney No. 18943-64

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, David W. Westland



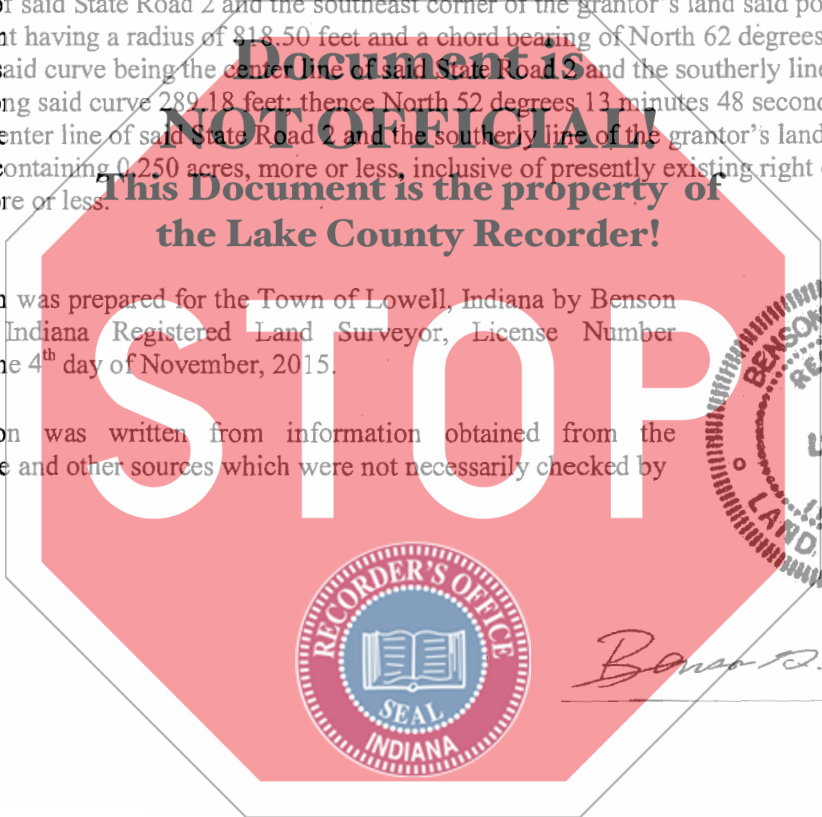
EXHIBIT "A"

Project: 1000077
Parcel: 35
Tax Key No. 45-19-24-351-022.000-008

Sheet 1 of 1
WD-1
Fee Simple

Part of the Southwest Quarter of the Southwest Quarter of Section 24, Township 33 North, Range 9 West of the Second Principal Meridian 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 southwest corner of said Quarter Quarter Section, said point being designated as "5" on said parcel plat; thence North 00 degrees 26 minutes 43 seconds West 247.50 feet along the west line of said Quarter Quarter Section; thence South 89 degrees 46 minutes 38 seconds East 501.74 feet to the center line of State Road 2 (Commercial Avenue) and a corner of the grantor's land, said point being the point of beginning of this description; thence continuing South 89 degrees 46 minutes 38 seconds East 30.14 feet along a line of the grantor's land; thence North 00 degrees 26 minutes 43 seconds 14.81 feet parallel with the west line of said Quarter Quarter Section and along a west line of the grantor's land; thence South 52 degrees 13 minutes 48 seconds East 84.17 feet to a curve to the left having a radius of 788.50 feet and a chord bearing of South 61 degrees 59 minutes 50 seconds East being point "333" as designated on said parcel plat; thence along said curve 268.83 feet to the east line of the grantor's land; thence South 00 degrees 26 minutes 43 seconds East 31.60 feet along the east line of the grantor's land to the center line of said State Road 2 and the southeast corner of the grantor's land said point being on a curve to the right having a radius of 818.50 feet and a chord bearing of North 62 degrees 21 minutes 05 seconds West, said curve being the center line of said State Road 2 and the southerly line of the grantor's land; thence along said curve 289.18 feet; thence North 52 degrees 13 minutes 48 seconds West 98.90 feet along the center line of said State Road 2 and the southerly line of the grantor's land to the point of beginning and containing 0.250 acres, more or less, inclusive of presently existing right of way containing 0.195 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 4th day of November, 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"

SHEET 1 OF 2

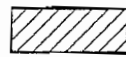
PARCEL PLAT

PREPARED FOR THE TOWN OF LOWELL, INDIANA

PARCEL: 35
PROJECT: 1000077
S.R. 2
COUNTY: LAKE
SECTION: 24
TOWNSHIP: 33 N
RANGE: 9 W

OWNER: THE TOWN OF LOWELL, INDIANA
INSTRUMENT NO.: 430122
DATED: 09/22/1977

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

 Hatched area is the approximate taking.

0' 60' 120'
SCALE: 1" = 60'

Dimensions shown below are from the above listed record documents.
Centerline stationing tic marks are shown at 50 foot intervals.



301.42'

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

Pt SW 1/4 SW 1/4
Sec. 24

5' Esmt in Favor of NIPSCO

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Tax Key No. 49-19-24-351-022.000-008

STOP



501.74'

30.14'

247.50'

440.29'

98.90'

41+00

16

Ex R/W

S.R. 2

42+00

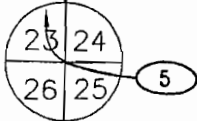
R = 818.50'
L = 289.18'

43+00

Line "A"

44+00

17



PARCEL PLAT

PREPARED FOR THE TOWN OF LOWELL, INDIANA

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 S.R. 2
 COUNTY: LAKE
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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
5	*	*	*	*	*
16	*	*	*	*	*
17	*	*	*	*	*
333	"A"	41+43.99	30.00' LT.	2200977.444	2863351.062

* 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

11-4-15

 Date

