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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 048527

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WARRANTY DEED MICHAEL B. BROWN
RECORDER

Form WD-1
Revised 07/2014

Project:	1000077
Code:	NA
Parcel:	38
Page:	1 of 2

THIS INDENTURE WITNESSETH, That Lake County Trust Company, Successor Trustee to Bank One Trust Company, NA, Successor to NBD Bank, NA, Successor to INB National Bank, Northwest, Successor to Lowell National Bank, Trustee of Trust No. 186, dated January 27, 1984, 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 Two Thousand Four Hundred and No/100 Dollars (\$2,400.00) (of which said sum \$1,900.00 represents land and improvements acquired and \$500.00 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 Grantor(s) or any successors in title to the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgment 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(s) of the Lake County Trust Company, Trustee of Trust No. 186, dated January 27, 1984, 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to manage the affairs of said Trust and sign and execute documents on its behalf and that said authority has not been revoked, and that he is / she is / they are therefore, fully authorized and empowered to convey to the Town Of Lowell real estate of this Trust, and that on the date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 redact 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

NON-TAXABLE

014246

AUG 01 2016

NO SALES DISCLOSURE NEEDED

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Approved Assessor's Office

AW

\$26
1st Group

Form WD-1
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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, Successor Trustee to Bank One Trust Company, NA, Successor to NBD Bank, NA, Successor to INB National Bank, Northwest, Successor to Lowell National Bank, Trustee of Trust No. 186, dated January 27, 1984

See Signature Page Attached

Signature

Signature

Printed Name and Title

Printed Name and Title

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

STATE OF: _____

COUNTY OF _____:

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 _____

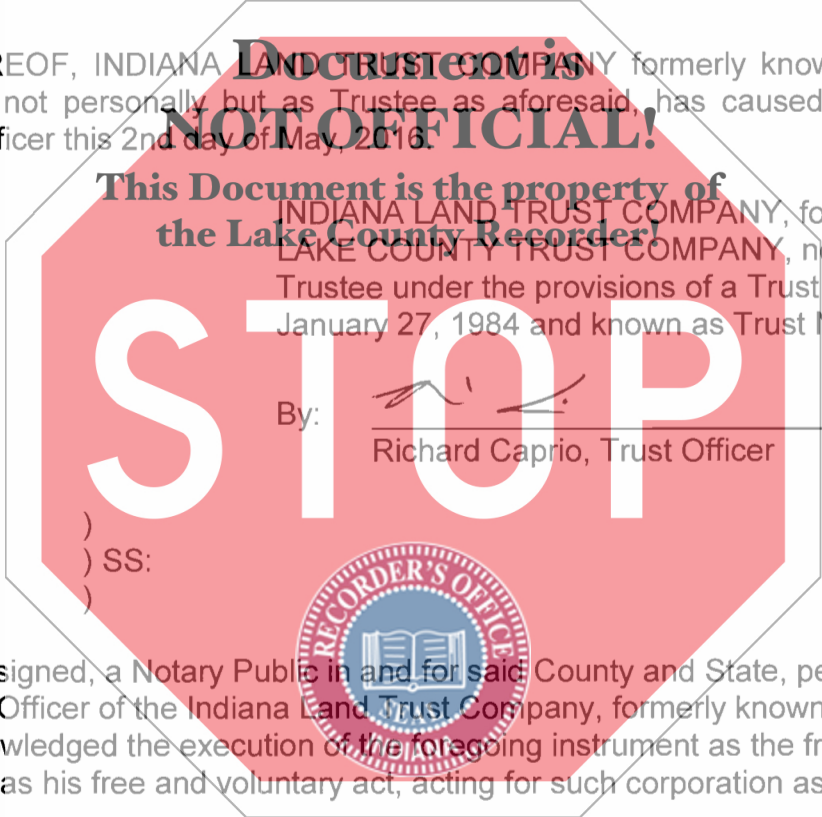
I am a resident of _____ County.



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.

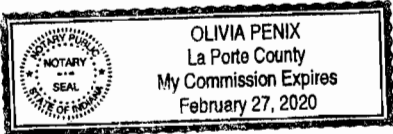
IN WITNESS WHEREOF, INDIANA LAND TRUST COMPANY formerly known as LAKE COUNTY TRUST COMPANY, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Trust Officer this 2nd day of May, 2016.



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

EXHIBIT "A"

Project: 1000077
Parcel: 38
Tax Key No. 45-19-24-352-010.000-008
45-19-24-352-011.000-008

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 South 89 degrees 46 minutes 38 seconds East 626.00 feet along the south line of said Quarter Quarter Section to the southeast corner of the grantor's land; thence North 00 degrees 26 minutes 43 seconds West 117.73 feet along the east line of the grantor's land to the northeast corner of the grantor's land, said point also being the point of beginning of this description; thence South 00 degrees 26 minutes 43 seconds East 2.38 feet along the east line of the grantor's land to a non-tangent curve to the right and having a radius of 850.50 feet and a chord bearing of North 54 degrees 58 minutes 30 seconds West; thence along said curve 81.49 feet to point "343" as designated on said parcel plat; thence North 52 degrees 13 minutes 48 seconds West 31.38 feet to the west line of the grantor's land; thence North 00 degrees 26 minutes 43 seconds West 2.55 feet along the west line of the grantor's land to the northwest corner thereof and the southerly right of way line of State Road 2 (Commercial Avenue); thence South 52 degrees 13 minutes 48 seconds East 32.95 feet along the southerly right of way of said State Road 2 to point "340" as designated on said parcel plat and being on a curve to the left having a radius of 848.50 feet and a chord bearing of South 54 degrees 55 minutes 54 seconds East; thence along said curve and said right of way 80.01 feet to the point of beginning and containing 0.005 acres, more or less.

**This Document is the property of
the Lake County Recorder!**

This description was prepared for the Town of Lowell, Indiana by Benson G. Hinshaw, Indiana Registered Land Surveyor, License Number 29500009, on the 19th 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

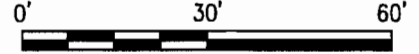
PARCEL: 38.
PROJECT: 1000077
S.R. 2
COUNTY: LAKE
SECTION: 24
TOWNSHIP: 33 N
RANGE: 9 W

OWNER: LOWELL NATIONAL BANK (TRUSTEE), AS
TRUSTEE UNDER THE PROVISIONS OF A TRUST
AGREEMENT DATED THE 27TH OF JANUARY, 1984,
KNOWN AS TRUST NO. 186
INSTRUMENT NO.: 747795
DATED: 03/05/1984

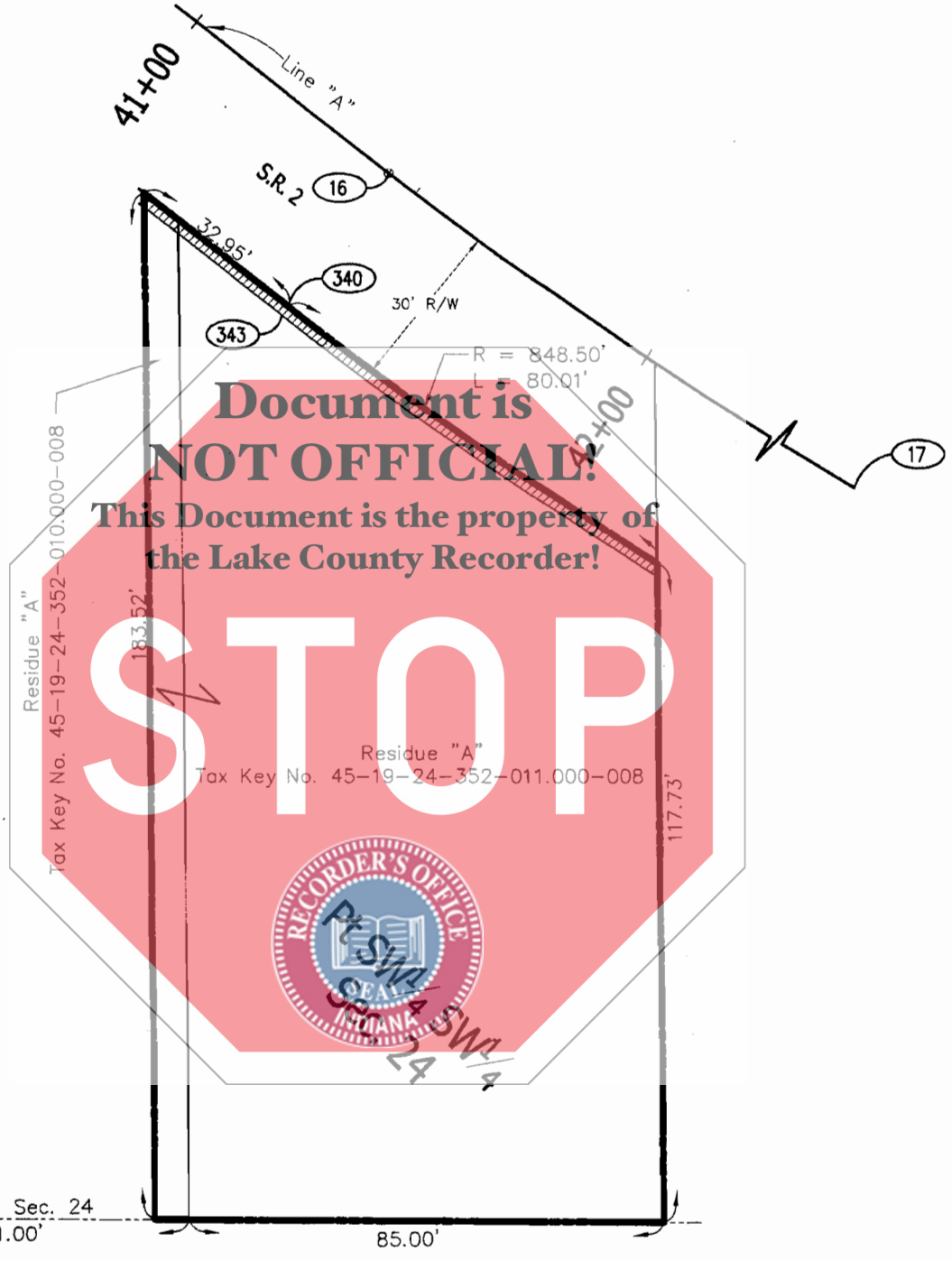
DES. NO.: 1000077
DRAWN BY: J.F. HINES
CHECKED BY: B.G. HINSHAW

 Hatched area is the approximate taking.

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



SCALE: 1" = 30'



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: 38
 PROJECT: 1000077
 S.R. 2
 COUNTY: LAKE
 SECTION: 24
 TOWNSHIP: 33 N
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 TRUSTEE UNDER THE PROVISIONS OF A TRUST
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 DATED: 03/05/1984

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
5	*	*	*	*	*
16	*	*	*	*	*
17	*	*	*	*	*
340	"A"	41+43.99	30.00' RT.	2200930.015	2863314.312
343	"A"	41+43.99	32.00' RT.	2200928.434	2863313.087

* 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

11-5-15
 Date

