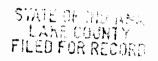
2017 003007

Form WD-1

Revised 07/2014



2017 JAN 18 AM 8: 35

MICHAEL B. BROWN RECORDER

NA

1

6245

CLERK ....

## WARRANTY DEED

Project:

Code:

Parcel:

Page:	1 of 3
THIS INDENTURE WITNESSETH, That Paulson Properties, LLC, Convey(s) and Warrant(s) to the STATE OF INDIANA, the Grantee, for and ELEVEN THOUSAND EIGHT HUNDRED AND NO/100 Dollars (\$211,800.00 and improvements acquired and \$0.00 represents damages) and other valuab acknowledged, certain Real Estate situated in the County of Lake, State of Indiana description(s) attached hereto as Exhibit "A" and incorporated herein by reference.	in consideration of the sum of <u>TWO HUNDRED</u> (of which said sum \$211,800.00 represents land le consideration, the receipt of which is hereby
This conveyance is subject to any and all easements, conditions and restric	ctions of record.
The Grantor(s) hereby specifically acknowledge(s) and agree(s) that the simple and that no reversionary rights whatsoever shall contain with the Grantor(s). Grantor(s), notwithstanding any subsequent abandonment, vacation, disuse, nonus by the Grantee or its successors in title, of a portion or all of the said Read appurtenances established thereupone This acknowledgement and agreement is a cupon the Grantor(s) and all successors and assigns.  The Lake County Recommon The Undersigned represents and warrants that he is the Manager of the Gravalidly existing in the State of its origin and, where required, in the State where the full company capacity to convey the real estate interest described; that pursuant to Operating Agreement of the Grantor the he has full authority to execute and deliver has not been revoked; that he is therefore, fully authorized and empowered to convend that on the date of execution of said conveyance instruments he had full author for the making of this conveyance has been duly taken.	covenant running with the land and shall be binding enter; that the Grantor is a limited liability company estimated estate is situated; that the Grantor has the Articles of Organization of the Grantor and the running with the land and that said authority to the State of Indiana real estate of the Grantor,
The grantor(s) assume(s) and agree(s) to pay the 2016 payable 2017 real of real estate. This obligation to pay shall survive the said closing and shall be enforced. Interests in land acquired by the Indiana Department of Transportation Grantee mailing address:  100 North Senate Avenue N642 Indianapolis, IN 46204-2219  LC. 8-23-7-31	eable by the State in the event of any non-payment.
NO SALES DISCLOSURE NEEDED OR	AMOUNT & CHARGECHECK #
Approved Assessor's Office  By:	OVERAGE COPY NON-COM CLERK

•				
•				
Form WD-1 Revised 07/2014		Project: Code:	NA 6245	
		Parcel: Page:	1 2 of 3	
IN WITNESS WHEREOF, the said				
this day of	NOV.	, <u>X</u>	016.	
PAULSON PROPERTIES, LLC				
	(Seal)			(Seal)
XMay Valu				
By: Wayne Raulson, its Manager				
	(61)			(C ==1)
	(Seal)			(Seal)
STATE OF: NOVANA COUNTY OF LAKE	Documen	nt is		
Before me, a Notary Public in and for said St	ate and County, persona	lly appeared	Paulson Properties, LL	C by: Wayne Par
its Manager, the Grantor in the above conto	acermentos tele	el the ope	tronyofohe same on the	date aforesaid to
voluntary act and deed and who, being dily	Voalsated that any ye	resentations	contained therein are tr	rue.
Witness my hand and Notarial Seal this	28th	day of	NOVEMBER	301
witness my hand and robarda scartins		day of _		,
( ) Attack	—			
Signature				
Printed Name GL7/10/7471	5/2501			
My Commission expires NoughBSN	25 3624	<b>a</b>		15
I am a resident of	County.		67AR	I PUBLIC
		S	1	) )
	JEAL.			EAL))
	WDIANA.	ii.		//
		/	IND	IANA

Code:	6245	-
Parcel:	1	

#### This instrument prepared by:

Julie M. Weller Deputy Attorney General Attorney No. 32796-64 Office of the Attorney General 302 W. Washington Street, 5th Floor Indianapolis, IN 46204

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.



Code: 6245 Parcel: 1

Tax ID: 45-09-08-200-003.000-021

#### Exhibit A

Part of the Northeast Quarter of Section 8, Township 36 North, Range 7 West of the Second Principal Meridian, in the City of Lake Station, Lake County, Indiana, and being more particularly described as follows: Commencing at the Northwest corner of said Northeast Quarter, thence South 89 Degrees 21 Minutes 49 Seconds East along the North line of said Northeast Quarter, a distance of 2634.24 feet to the Northeast Corner of said Section 8; thence South 00 Degrees 48 Minutes 45 Seconds East (South 00 Degrees 54 Minutes 17 Seconds Deeded) along the East line of said Section 8 a distance of 200.00 feet to the South right of way line of the former Wabash Railroad; thence North 89 Degrees 12 Minutes 52 Seconds West along said South Railroad right of way line, a distance of 1324.37 feet to the Point of Beginning; thence South 00 Degrees 48 Minutes 27 Seconds East, a distance of 319.96 feet to a point on a line 150.00 feet North of the centerline of the Indiana East-West Toll Road, said point also being on the North right of way line of said Toll Road; thence South 81 Degrees 56 Minutes 53 Seconds West along said North Toll Road right of way line, a distance of 461.79 feet to the centerline of Old Hobart Road: thence North 17 Degrees 53 Minutes 19 Seconds West along said centerline, a distance of 412.50 feet to the South line of the former Wabash Railroad; thence South 89 Degrees 12 Minutes 52 Seconds East along said South Railroad right of way, a distance of 579.48

feet to the Point of Beginning, all in Lake County, Indiana, EXCEPTING THEREFROM THE FOLLOWING REAL ESTATE:

Part of the Northeast Quarter of Saction a Counsbip 36 North, Range Yest of the Second Principal Meridian, in the City of Lake Station, Lake County, Indiana, and 156 in Mortheast Quarter, thence South 89 degrees 21 minutes 49 seconds East along the North line of said Northeast Quarter, a distance of 2634 24 feet to the Northeast corner of said Section 8, thence South 00 degrees 48 minutes 45 seconds East (South 00 degrees 54 minutes 17 seconds Deeded) along the East line of said Section 8, a distance of 200.00 feet to the South right of way line of the former Wabash Railroad; thence North 89 degrees 12 minutes 52 seconds West along said South railroad right of way line, a distance of 2078.23 feet to the centerline of Old Hobart Road; thence South 17 degrees 53 minutes 19 seconds East along said centerline, a distance 334.91 feet; thence North 72 degrees 06 minutes 41 seconds East, a distance of 91.08 feet to the Point of Beginning; thence North 81 degrees 56 minutes 53 seconds East, a distance of 50.00 feet; thence South 08 degrees 03 minutes 07 seconds East, a distance of 70.00 feet to a point 22.00 feet Northwesterly of the Northwesterly Right of Way line of the Indiana East-West Toll Road as per State Highway Commission of Indiana, Indiana Toll Road Plan and Profile, Station 1258 to 1324 drawing number 18, dated October 1953 last revised July 31, 1959; thence South 81 degrees 56 minutes 53 seconds West along a line parallel with and 22.00 feet Northwesterly of aid North Road Right of Way line a distance of 50.00 feet, thence North 08 rights as minutes 07 seconds West, a distance of 70.00 feet to the Point of Beginning, all in Lake County, Indiana.

### TORRENGA SURVEYING, LLC

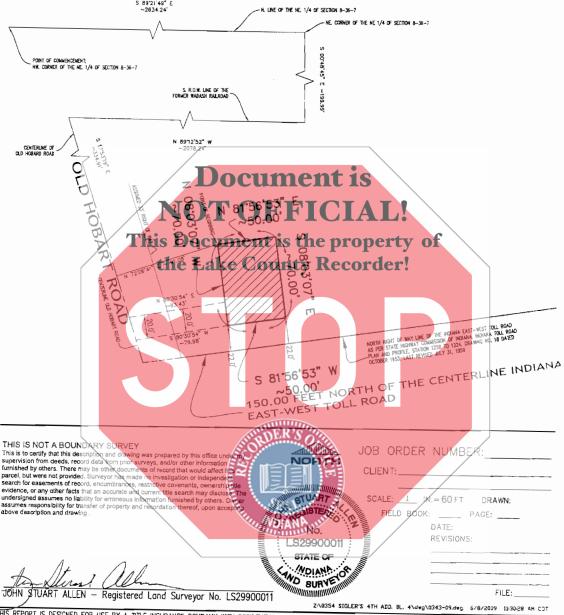
PROFESSIONAL LAND SURVEYORS

907 RIDGE ROAD - MUNSTER, IN 46321 - WEB: WWW.TORRENGA.COM - TEL NO.: (219) 836-8918 - FAX NO.: (219) 836-1138

## OF EXCEPTION PLAT OF LEGAL DESCRIPTION

#### SUBJECT PARCEL DESCRIPTION

SUBJECT PARCEL DESCRIPTION:
Part of the Northeast Quarter of Section 8, Township 36 North, Range 7 West of the Second Principal Meridian, in the City of Lake Station, Lake County, Indiana, and being more particularly described as follows: Commencing at the Northwest corner of said Northeast Quarter, thence South 89 degrees 21 minutes 49 seconds East along the North line of said Northeast Quarter, a distance of 2634.24 feet to the Northeast corner of said Section 8, a distance South 00 degrees 48 minutes 45 seconds East (South 00 degrees 54 minutes 17 seconds Deeded) along the East line of said Section 8, a distance of 200.00 feet to the South right of way line of the former Wabash Railroad; thence North 89 degrees 12 minutes 52 seconds West along said South railroad right of way line, a distance of 2078.23 feet to the centerline of Old Hobart Road; thence South 17 degrees 53 minutes 19 seconds East along said centerline, a distance 334.91 feet; thence North 72 degrees 06 minutes 41 seconds East, a distance of 91.08 feet to the Point of Beginning; thence North 81 degrees 56 minutes 53 seconds East, a distance of 50.00 feet; thence South 08 degrees 03 minutes 07 seconds East, a distance of 70.00 feet to a point 22.00 feet Northwesterly of the Northwesterly Right of Way line of the Indiana East-West Toll Road as per State Highway Commission of Indiana, Indiana Toll Road Plan and Profile, Station 1258 to 1324, drawing number 18, dated October 1953, last revised July 31, 1959; thence South 81 degrees 56 minutes 53 seconds West along a line parallel with and 22.00 feet Northwesterly of said North Road Right of Way line, a distance of 50.00 feet; thence North 08 degrees 03 minutes 07 seconds West, a distance of 70.00 feet to the Point of Beginning, all in Lake County, Indiana.



THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESIDENTIAL LOAN POLICIES. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACCURACY MEASUREMENTS. THEREFORE, NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THE DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES.

# TORRENGA SURVEYING, LLC

PROFESSIONAL LAND SURVEYORS

907 RIDGE ROAD - MUNSTER, IN 46321 - WEB: WWW.TORRENGA.COM - TEL NO.: (219) 836-8918 - FAX NO.: (219) 836-1138

# PLAT OF EASEMENT TO EXCEPTION

20' ACCESS EASEMENT DESCRIPTION:

Part of the Northeast Quarter of Section 8, Township 36 North, Range 7 West of the Second Principal Meridian, in the City of Lake Station, Lake County, Indiana, and being more particularly described as follows: Commencing at the Northwest corner of said Northeast Quarter, thence South 89 degrees 21 minutes 49 seconds East along the North line of said Northeast Quarter, a distance of 2634.24 feet to the Northeast corner of said Section 8; thence South 00 degrees 48 minutes 45 seconds East along the North line of said Northeast Quarter, a distance of 200.00 feet to the South 100 degrees 54 minutes 17 seconds Deeded) along the East line of said Section 8, a distance of 200.00 feet to the South right of way line of the former Wabash Railroad; thence North 89 degrees 12 minutes 52 seconds West along said South railroad right of way line, a distance of 2078.23 feet to the centerline of Old Hobart Road; thence South 17 degrees 53 minutes 19 seconds East along said centerline, a distance 374.98 feet to the Point of Beginning; thence North 80 degrees 30 minutes 54 seconds East, a distance of 83.54 feet; thence South 08 degrees 03 minutes 07 seconds East, a distance of 20.01 feet to a point 22.00 feet Northwesterly measured by parallel lines from the Northwesterly Right of Way line of the Indiana East-West Toll Road, said point being 20.00 feet North of the said Northwesterly Right of Way line of the Indiana East-West Toll Road, measured by parallel lines; thence North 17 degrees 53 minutes 19 seconds West along the centerline of said Old Hobart Road, 20.22 feet to the Point of Beginning.



THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESIDENTIAL LOAN POLICIES. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACCURACY MEASUREMENTS. THEREFORE, NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THE DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES.