

2017-009181

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 FEB 10 PM 12:51

MICHAEL B. BROWN  
RECORDER

### TEMPORARY EASEMENT GRANT

Project: 45<sup>th</sup> Ave. & Colfax St.  
Des. No. 9707970  
Parcel: 2A  
Page: 1 of 2

THIS INDENTURE WITNESSETH, That AP Boender, LLC, an Indiana Limited Liability Company the Grantor(s), of Lake County, State of Indiana, GRANTS to the BOARD OF COMMISSIONERS OF LAKE COUNTY, INDIANA ("GRANTEE"), for and in consideration of the sum of Two Hundred Fifty Dollars (\$250.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, a temporary easement to enter upon a have possession of the Real Estate of the GRANTOR(S) for the purpose of constructing thereupon a driveway and/or other road related improvements servicing to the GRANTOR'S property to and from that highway facility known as 45<sup>th</sup> Ave. and as Project 0907970 which said Real Estate situated in the County of Lake, State of Indiana, and which is more particularly described in the legal description attached hereto as Exhibit "A" which is incorporated herein by reference, which said temporary easement shall be extinguished, become void and revert to the GRANTOR and/or the GRANTOR(S) successor(s) in title upon completion of the said Project.

Any and all timber, shrubbery, and fences situated within the area of the temporary easement granted herein shall become the property of the Board of Commissioners of Lake County, Indiana, and may be modified, altered, removed and not replaced, except: N/A

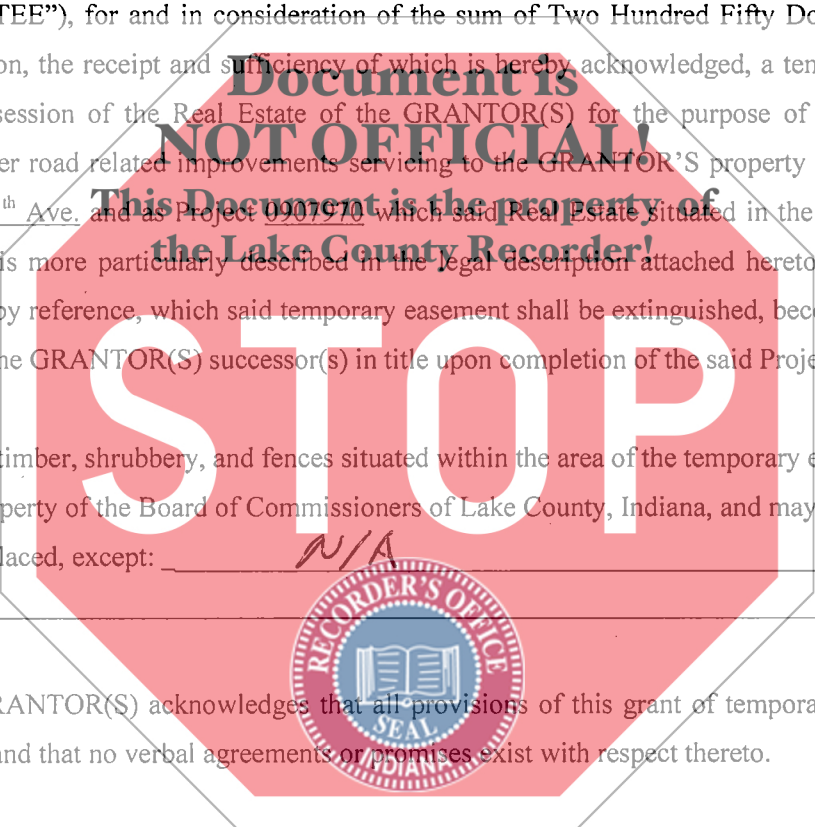
The said GRANTOR(S) acknowledges that all provisions of this grant of temporary easement are as stated and set forth herein and that no verbal agreements or promises exist with respect thereto.

This temporary conveyance is subject to any and all easements, conditions and restrictions of record. However, the said GRANTOR(S), for the purpose of inducing the Board of Commissioners of Lake County, Indiana, to accept this grant and to pay the hereinbefore referenced consideration, represents that the GRANTOR(S) is the owner in fee simple of the Real Estate and that there exist no encumbrances, conditions, restrictions, leases, liens (except current real estate taxes and assessments) of any kind or character which would be inconsistent with the temporary rights granted herein.

**FILED**  
FEB 10 2017  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

010898

\$16.00  
non  
com  
cash  
js



Project: 45<sup>th</sup> Ave. & Colfax St.  
Des. No. 9707970  
Parcel: 2A  
Page: 2 of 2

The undersigned represents and warrants that he is the Managing Member of the Grantor; that the Grantor is a limited liability company validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full company capacity to convey the real estate interest described; that pursuant to the Articles of Organization of the Grantor and the Operating Agreement of the Grantor the he has full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that he is therefore, fully authorized and empowered to convey to the Board of Commissioners of Lake County, Indiana, real estate of the Grantor, and that on the date of execution of said conveyance instruments he had full authority to so act; and that all necessary company action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument this 26<sup>th</sup> day of

January

**Document is NOT OFFICIAL!**

GRANTORS: AP Boender, LLC; an Indiana Limited Liability Company  
**This Document is the property of the Lake County Recorder!**

Jeffrey Austgen (Seal)  
Signature

Jeffrey Austgen, Managing Member  
Printed Name and Title

STATE OF Indiana :

COUNTY OF Lake :

SS:

Before me, a Notary Public in and for said State and County, personally appeared Jeffrey Austgen, Managing Member, AP Boender, LLC, an Indiana Limited Liability Company, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be this voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 26<sup>th</sup> day of January, 2017.

Susan M. Johnson  
Signature

Susan M. Johnson  
Printed Name

SUSAN M JOHNSON  
NOTARY PUBLIC, STATE OF INDIANA  
SEAL  
MY COMMISSION EXPIRES 11-10-2018

My Commission expires 11-10-2018. I am a resident of Lake County.

This Instrument Prepared by Niquelle Winfrey Attorney at Law

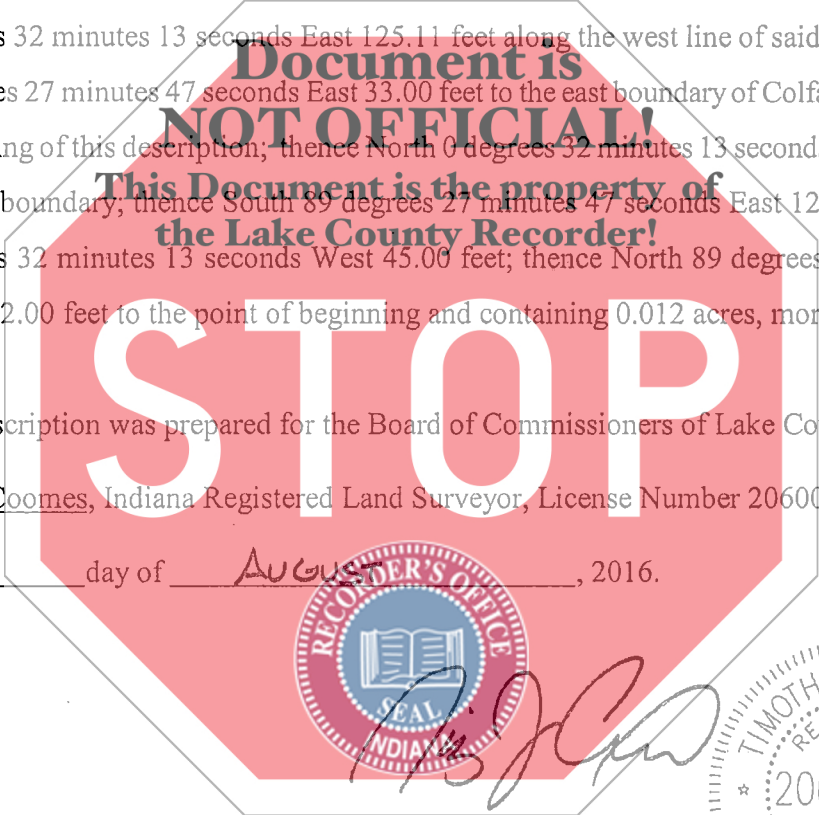
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law Todd Taylor, Land Agent

**EXHIBIT "A"**

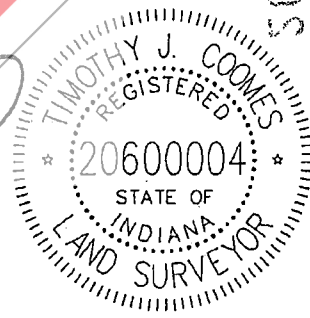
Project: 45th Ave. and Colfax St.  
Tax ID: 45-07-25-351-012.000-001  
Parcel: 2A Temporary Right-of-Way for Drive Construction

A part of the Southwest Quarter of Section 25, Township 36 North, Range 9 West, Lake County, Indiana, described as follows: Commencing at the southwest corner of said section; thence North 0 degrees 32 minutes 13 seconds East 125.11 feet along the west line of said section; thence South 89 degrees 27 minutes 47 seconds East 33.00 feet to the east boundary of Colfax Street and the point of beginning of this description; thence North 0 degrees 32 minutes 13 seconds East 45.00 feet along said east boundary; thence South 89 degrees 27 minutes 47 seconds East 12.00 feet; thence South 0 degrees 32 minutes 13 seconds West 45.00 feet; thence North 89 degrees 27 minutes 47 seconds West 12.00 feet to the point of beginning and containing 0.012 acres, more or less.

This description was prepared for the Board of Commissioners of Lake County, Indiana by Timothy J. Coomes, Indiana Registered Land Surveyor, License Number 20600004, on the 23<sup>RD</sup> day of AUGUST, 2016.



*Handwritten signature of Timothy J. Coomes*



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