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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 009192

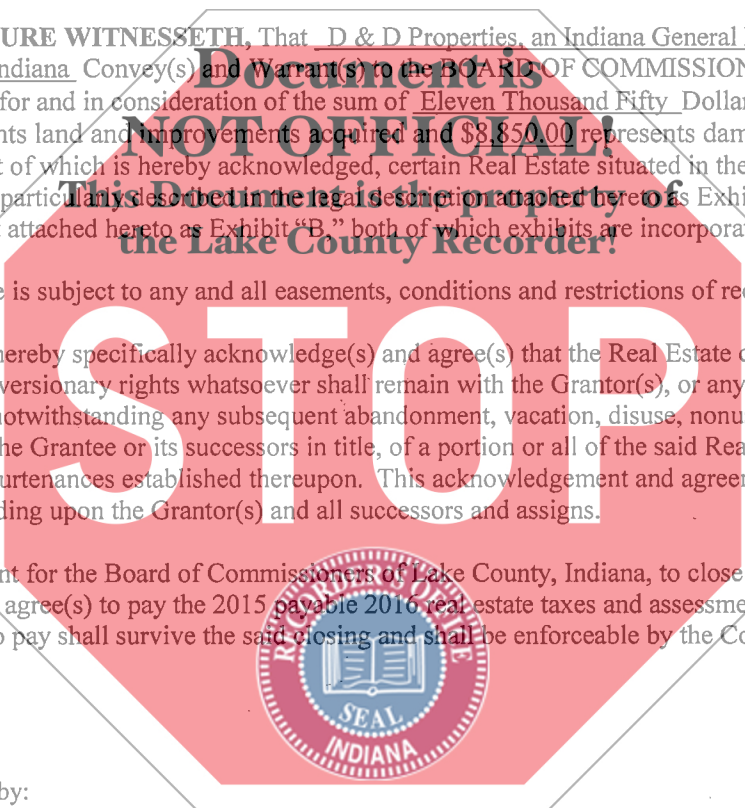
2017 FEB 10 PM 12:51

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

Project: 45th Ave. & Colfax St.
Des. No. 9707970
Parcel: 1
Page: 1 of 2

THIS INDENTURE WITNESSETH, That D & D Properties, an Indiana General Partnership the Grantor(s), of Lake County, State of Indiana Convey(s) and Warrant(s) to the **BOARD OF COMMISSIONERS OF LAKE COUNTY, INDIANA**, the Grantee, for and in consideration of the sum of Eleven Thousand Fifty Dollar (\$11,050.00) (of which said sum \$2,200.00 represents land and improvements acquired and \$8,850.00 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 as described in the property of 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.

As an inducement for the Board of Commissioners of Lake County, Indiana, to close this real estate transaction, 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 County in the event of any non-payment.

Interests in land acquired by:
The Board of Commissioners of Lake County, Indiana
Grantee mailing address:
Building 'A', 3rd Floor
2293 N. Main Street
Crown Point, IN 46307
I.C. 8-23-7-31

NON-TAXABLE

FEB 10 2017

010899

JOHN E. PETALAS
LAKE COUNTY AUDITOR

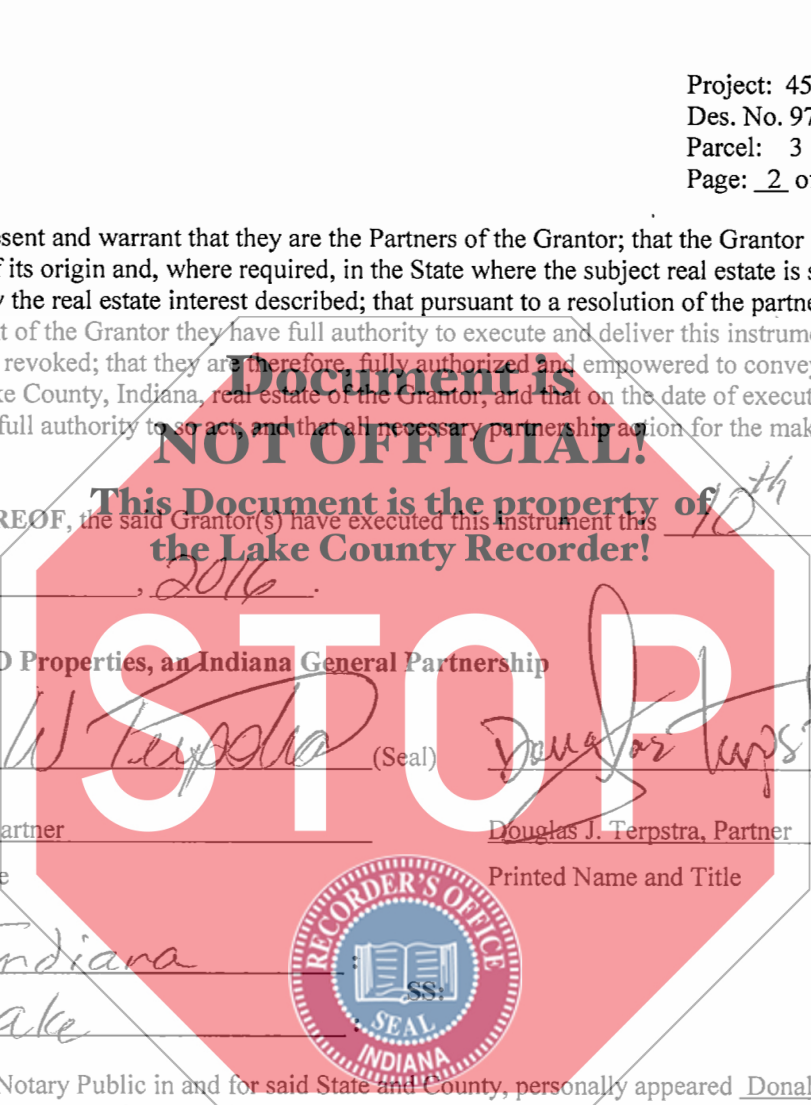
Handwritten signature

Handwritten initials

CASH

Project: 45th Ave. & Colfax St.
Des. No. 9707970
Parcel: 3
Page: 2 of 2

The undersigned represent and warrant that they are the Partners of the Grantor; that the Grantor is a partnership 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 capacity to convey the real estate interest described; that pursuant to a resolution of the partners of the Grantor or the Partnership Agreement of the Grantor they have full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that they are 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 they had full authority to so act, and that all necessary partnership action for the making of this conveyance has been duly taken.



IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument this 10th day of October, 2016.

GRANTORS: D & D Properties, an Indiana General Partnership

Donald W. Terpstra (Seal)
Signature

Donald W. Terpstra, Partner
Printed Name and Title

Douglas J. Terpstra (Seal)
Signature

Douglas J. Terpstra, Partner
Printed Name and Title

STATE OF Indiana
COUNTY OF Lake



Before me, a Notary Public in and for said State and County, personally appeared Donald W. Terpstra and Douglas J. Terpstra, Partners, D & D Properties, an Indiana General Partnership, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be 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 10 day of Oct, 2016.

DALE TERPSTRA
Signature

DALE TERPSTRA
Printed Name

My Commission expires 7-17-22. I am a resident of Lake County.



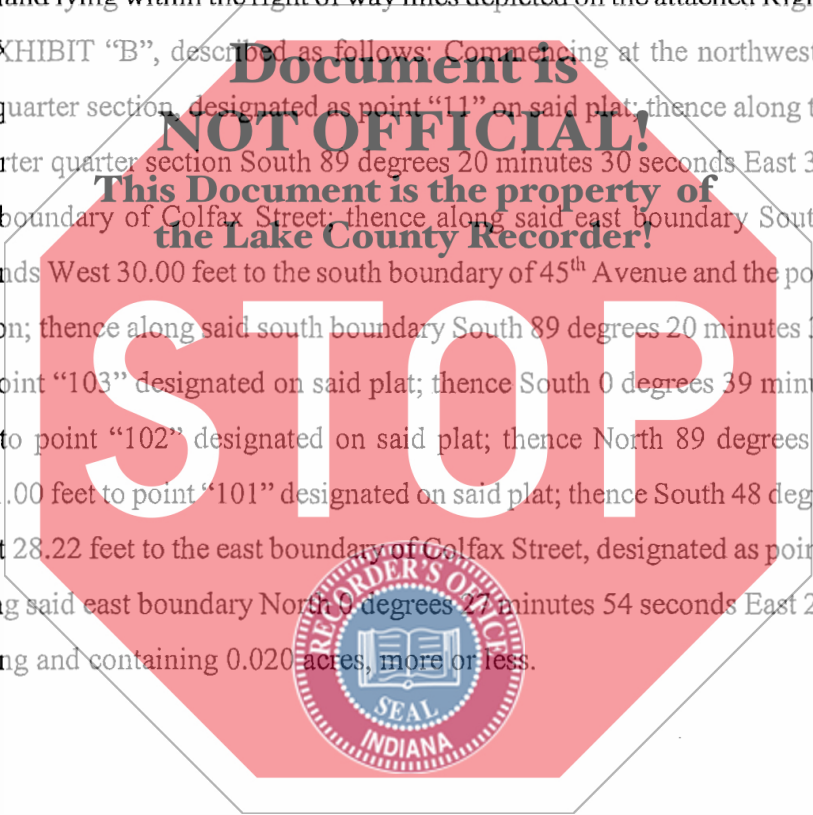
This Instrument Prepared by Niquelle Winfrey Attorney at Law

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: 9707970
Key No.: 45-07-36-101-001.000-001
Parcel: 1 Fee

A part of the North Half of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 36, Township 36 North, Range 9 West, Lake County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked EXHIBIT "B", described as follows: Commencing at the northwest corner of said quarter quarter quarter section, designated as point "11" on said plat; thence along the north line of said quarter quarter quarter section South 89 degrees 20 minutes 30 seconds East 33.00 feet to the prolonged east boundary of Colfax Street; thence along said east boundary South 0 degrees 27 minutes 54 seconds West 30.00 feet to the south boundary of 45th Avenue and the point of beginning of this description; thence along said south boundary South 89 degrees 20 minutes 30 seconds East 111.95 feet to point "103" designated on said plat; thence South 0 degrees 39 minutes 30 seconds West 6.00 feet to point "102" designated on said plat; thence North 89 degrees 20 minutes 30 seconds West 91.00 feet to point "101" designated on said plat; thence South 48 degrees 20 minutes 22 seconds West 28.22 feet to the east boundary of Colfax Street, designated as point "100" on said plat; thence along said east boundary North 9 degrees 27 minutes 54 seconds East 25.00 feet to the point of beginning and containing 0.020 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

4th day of February, 2016.

Timothy J. Coomes
TIMOTHY J. COOMES
REGISTERED
20600004
STATE OF
INDIANA
LAND SURVEYOR

EXHIBIT "B"

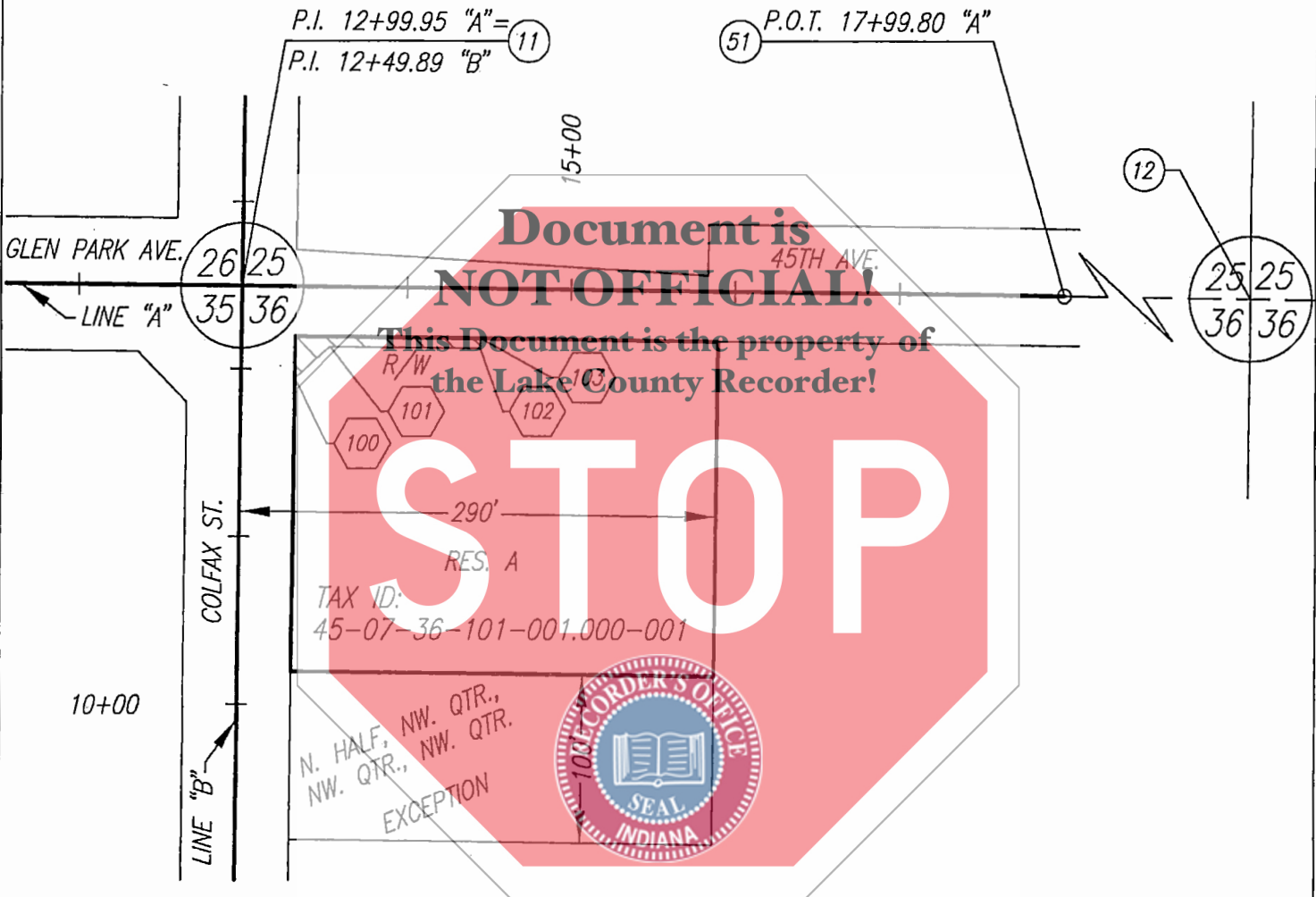
RIGHT-OF-WAY PARCEL PLAT

Prepared for The Board of Commissioners, Lake County, Indiana
by United Consulting (Job No. 15-408)

SHEET 1 OF 2

0 25 50 100

SCALE: 1" = 100'



OWNER : D & D PROPERTIES
 PARCEL : 1
 PROJECT : 9707970
 ROAD : 45TH AVE. & COLFAX ST.
 COUNTY : LAKE
 SECTION : 36
 TOWNSHIP : 36N.
 RANGE : 9W.

DRAWN BY: K.I. CARR 1-18-2016
 CHECKED BY: T.J. COOMES 1-19-2016
 DES. NO.: 9707970



HATCHED AREA IS THE APPROXIMATE TAKING

INSTRUMENT 94072465, DATED 10-11-1994

Dimensions shown are from the above listed Record Documents.

PARCEL COORDINATE CHART

Point	Line	Station	Offset	NORTH	EAST
10, 12 & 51	SEE ROUTE SURVEY PLAT				
100	"A"	+R(13+33.13)	55.00' RT.	19987.7303	20069.6582
101	"A"	13+54.00	36.00' RT.	20006.4893	20090.7420
102	"A"	14+45.00	36.00' RT.	20005.4438	20181.7360
103	"A"	14+45.00	R(30.00' RT.)	20011.4435	20181.8049

NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES.



SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded in Instrument No. 2015 040014 in the Office of the Recorder of Lake County, Indiana, (incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12, ("Rule 12").

Given under my hand and seal 2/4/16 Date

TIMOTHY J. COOMES
Registered Land Surveyor No. 20600004
State of Indiana



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PARCEL : 1
PROJECT : 9707970
ROAD : 45TH AVE. & COLFAX ST.
COUNTY : LAKE
SECTION : 36
TOWNSHIP : 36N.
RANGE : 9W.

5011 008125

DRAWN BY: K.I. CARR 1-18-2016
CHECKED BY: T.J. COOMES 1-19-2016
DES. NO.: 9707970

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