

2017 019849

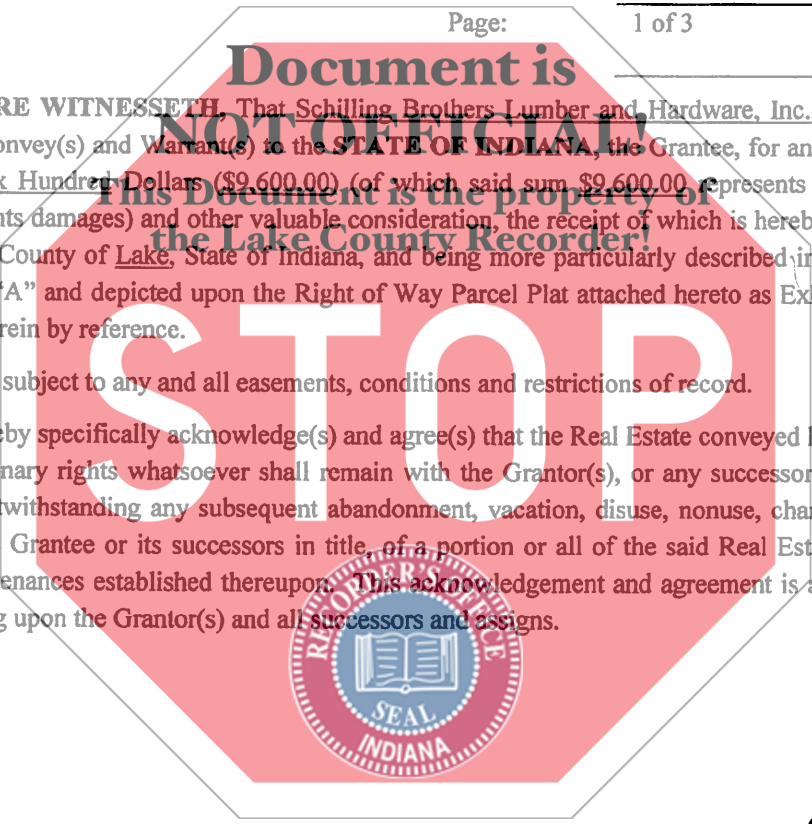
2017 MAR 29 AM 8:53

MICHAEL E. BROWN
RECORDER

WARRANTY DEED

Form WD-1
Revised 07/2014

Project: 1006612
Code: 5916
Parcel: 3
Page: 1 of 3



THIS INDENTURE WITNESSETH, That Schilling Brothers Lumber and Hardware, Inc., the Grantor(s) of Lake County, State of Indiana Convey(s) and Warranty to the STATE OF INDIANA, the Grantee, for and in consideration of the sum of Nine Thousand Six Hundred Dollars (\$9,600.00) (of which said sum \$9,600.00 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 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.

022231

Interests in land acquired by the Indiana
Department of Transportation
Grantee mailing address:
100 North Senate Avenue N642
Indianapolis, IN 46204-2219
I.C. 8-23-7-31

NON-TAXABLE

MAR 23 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

N/C
CA

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: PB

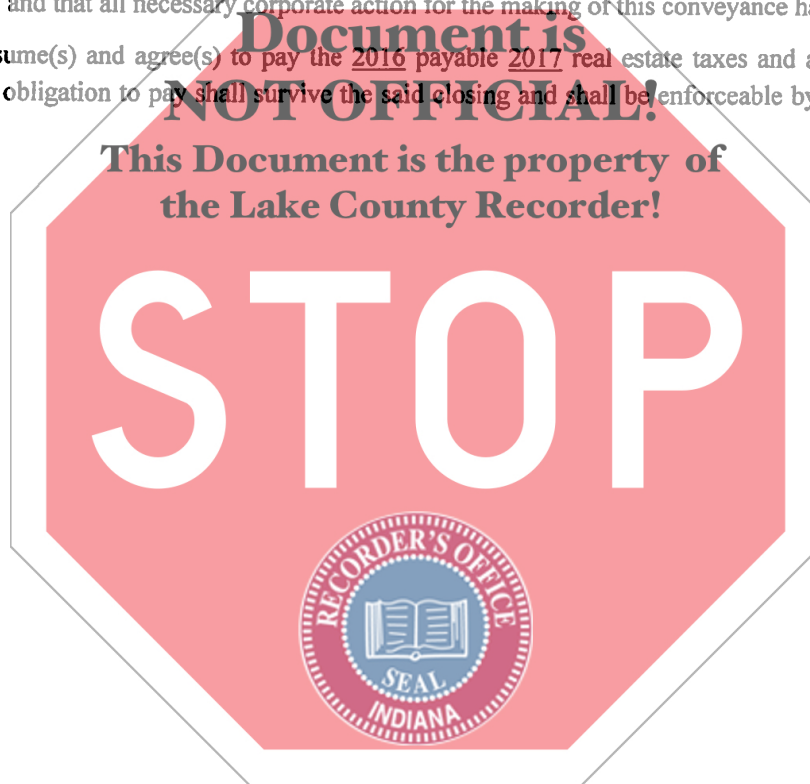
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Form WD-1
Revised 07/2014

Project:	1006612
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The undersigned represents and warrants that he is a duly elected officer of the Grantor; that the Grantor is a corporation 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 corporate capacity to convey the real estate interest described; that pursuant to resolution of the board of directors or shareholders of the Grantor or the by-laws of the Grantor 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 State of 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 corporate action for the making of this conveyance has been duly taken.

The grantor(s) assume(s) and agree(s) to pay the 2016 payable 2017 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.



Form WD-1
Revised 07/2014

Project: 1006612
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Page: 3 of 3

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument
this 13th day of February, 2017.

Schilling Brothers Lumber and Hardware, Inc.

[Signature] (Seal) _____ (Seal)
Signature Signature

Frank E. Schilling, President of Schilling Brothers
Lumber and Hardware, Inc.
Printed Name _____ Printed Name

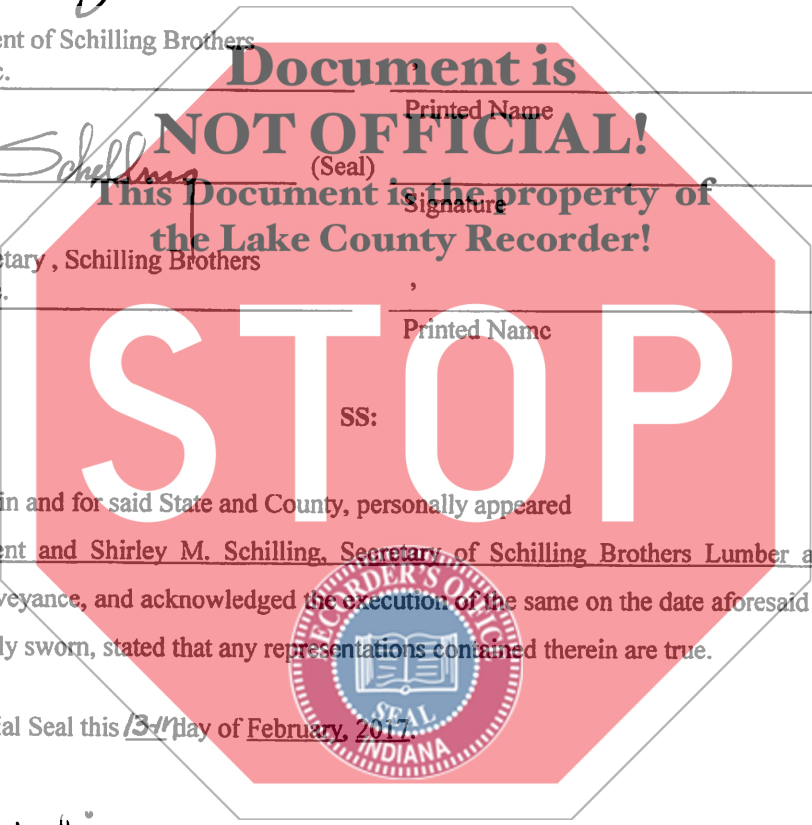
[Signature] (Seal) _____ (Seal)
Signature Signature

Shirley M. Schilling, Secretary, Schilling Brothers
Lumber and Hardware, Inc.
Printed Name _____ Printed Name

STATE OF: Indiana:
COUNTY OF Lake:

Before me, a Notary Public in and for said State and County, personally appeared
Frank E. Schilling, President and Shirley M. Schilling, Secretary of Schilling Brothers Lumber and Hardware, Inc., 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 13th day of February, 2017.



Signature Jane Lionberger
Printed Name Jane Lionberger
My Commission expires 10-3-22
I am a resident of Lake County.

Code: 5916

Parcel: 3

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

**Document is
NOT OFFICIAL!**

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

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.

STOP

Julie M. Weller
Julie M. Weller

Grantee's Tax Mailing Address:

Indiana Department of Transportation
Real Estate Division
100 North Senate Avenue, Room N642
Indianapolis, IN 46204-2219



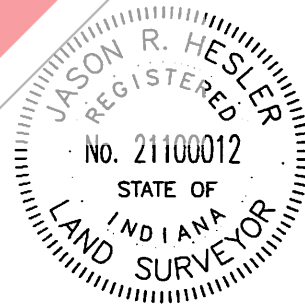
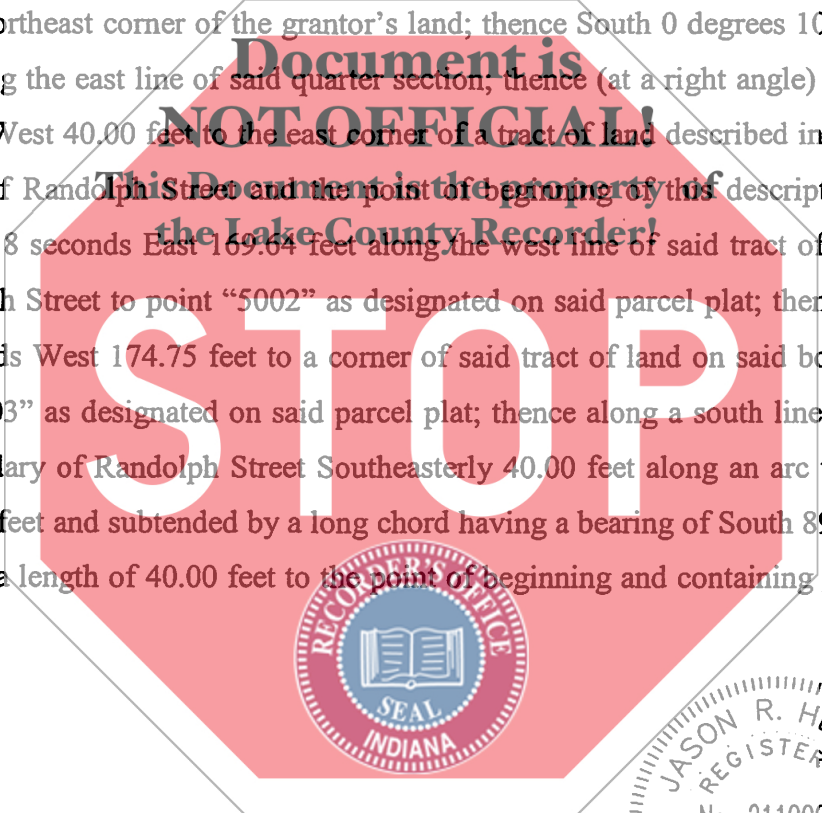
Ind. Code § 8-23-7-31

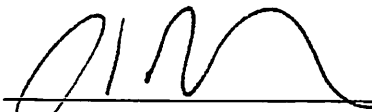
“EXHIBIT A”

Project: 1006612
Code: 5916
Parcel: 3 Fee Simple
Form: WD-1 (Rev. 2010)
Key No.: 45-13-20-426-005.000-030

Sheet 1 of 1

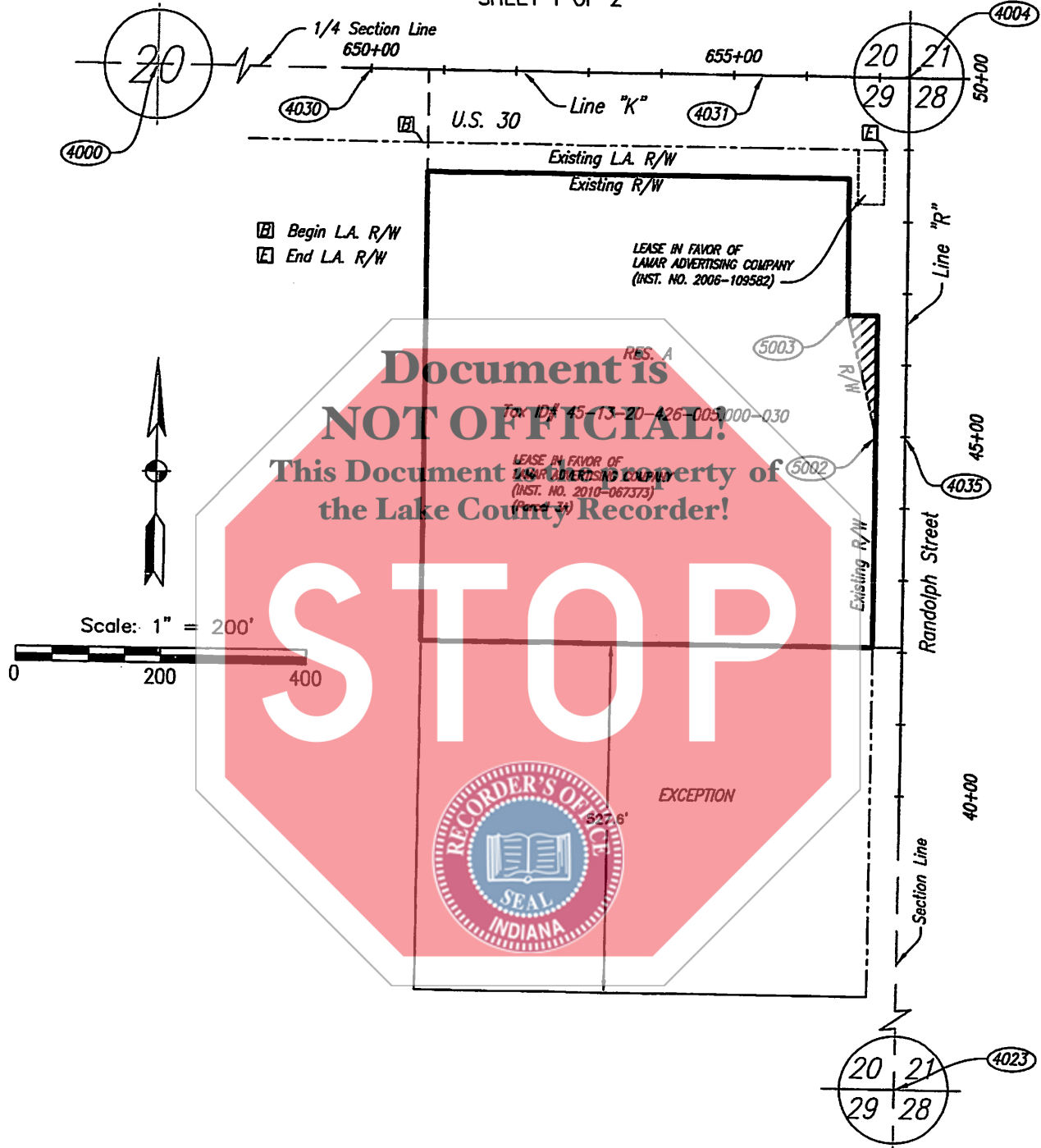
A part of the East Half of the Northeast Quarter of the Southeast Quarter of Section 20, Township 35 North, Range 7 West, Lake County, Indiana, and being part of the grantor’s land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked EXHIBIT “B”, described as follows: Commencing at the northeast corner of said quarter section designated as point “4004” on said parcel plat and the northeast corner of the grantor’s land; thence South 0 degrees 10 minutes 18 seconds East 330.49 feet along the east line of said quarter section, thence (at a right angle) South 89 degrees 49 minutes 42 seconds West 40.00 feet to the east corner of a tract of land described in Inst. No. 243265 on the west boundary of Randolph Street and the point of beginning of this description: thence South 0 degrees 10 minutes 18 seconds East 169.64 feet along the west line of said tract of land and along said boundary of Randolph Street to point “5002” as designated on said parcel plat; thence North 13 degrees 24 minutes 12 seconds West 174.75 feet to a corner of said tract of land on said boundary of Randolph Street and point “5003” as designated on said parcel plat; thence along a south line of said tract of land and along said boundary of Randolph Street Southeasterly 40.00 feet along an arc to the right having a radius of 361,909.39 feet and subtended by a long chord having a bearing of South 89 degrees 29 minutes 53 seconds East and a length of 40.00 feet to the point of beginning and containing 0.078 acres, more or less.



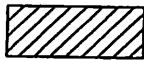

12/15/15
Jason R. Hesler
Indiana Registered Land Surveyor, License Number LS21100012

This description was prepared from information obtained from the Recorder’s Office and other sources which were not necessarily checked by a field survey and has been prepared for the Indiana Department of Transportation, Land Acquisition.

EXHIBIT B
RIGHT-OF-WAY PARCEL PLAT
 PREPARED FOR THE INDIANA DEPARTMENT OF TRANSPORTATION
 SHEET 1 OF 2



OWNER SCHILLING BROTHERS LUMBER AND HARDWARE, INC.
 PARCEL 3
 PROJECT 1006612
 ROAD U.S. 30
 COUNTY LAKE
 SECTION 20
 TOWNSHIP 35 N.
 RANGE 7 W.



HATCHED AREA IS THE APPROXIMATE TAKING

CODE NO.: 5916
 DRAWN BY: D.A.H. 12/04/2015
 CHECKED BY: A.T.F. 12/08/2015

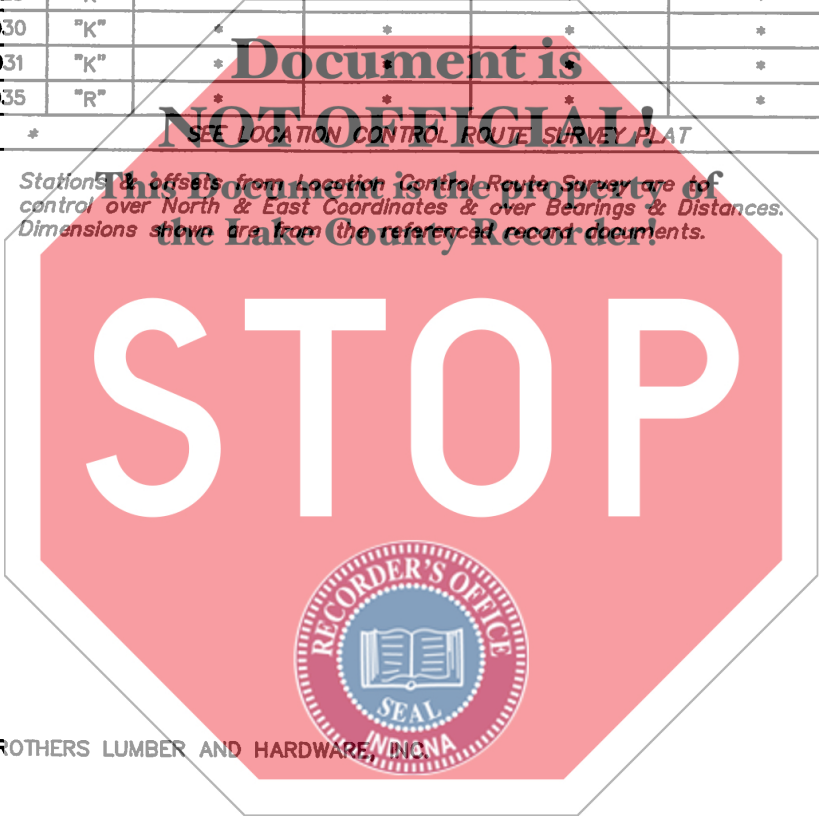
Instrument No. 645472, Dated 09/25/1981

DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS

EXHIBIT B
 RIGHT-OF-WAY PARCEL PLAT
 PREPARED FOR INDIANA DEPARTMENT OF TRANSPORTATION
 SHEET 2 OF 2

PARCEL COORDINATE CHART (FEET)					
POINT	C	STATION	OFFSET	NORTH	EAST
5002	"R"	45+00.00	40.05' Lt.	4416.5049	4934.0001
5003	"R"	46+70.11	80.06' Lt.	4586.4907	4893.4933
4000	"K"	*	*	*	*
4004	"K"	*	*	*	*
4023	"K"	*	*	*	*
4030	"K"	*	*	*	*
4031	"K"	*	*	*	*
4035	"R"	*	*	*	*
*		SEE LOCATION CONTROL ROUTE SURVEY PLAT			

This Document is the property of
 the Lake County Recorder.
 Stations & offsets from Location Control Route Survey are to
 control over North & East Coordinates & over Bearings & Distances.
 Dimensions shown are from the referenced record document.

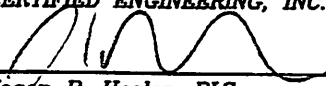


OWNER SCHILLING BROTHERS LUMBER AND HARDWARE, INC.
 PARCEL 3
 PROJECT 1006612
 ROAD U.S. 30
 COUNTY LAKE

SURVEYOR STATEMENT

To the best of my knowledge and belief, this plat, together with the Location Control Route Survey Plat recorded on November 23, 2015 as Instrument No. 2015-078838 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").

Certified this 15th day of December, 2015.
 CERTIFIED ENGINEERING, INC.


 Jason R. Hesler, PLS
 Registered Land Surveyor No. LS21100012
 State of Indiana

