

2017 041499

2017 JUL -6 AM 11:09

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

Form WD-1
Revised 07/2014

Project:	<u>Bridge Carrying 101st Avenue</u>
Code:	<u>N/A</u>
Parcel:	<u>1</u>
Page:	<u>1 of 3</u>

THIS INDENTURE WITNESSETH, That Martin J. Wondaal and Michelle L. Wondaal, husband and wife, as joint tenants and not as tenants in common, with full rights of survivorship, the Grantor(s) of Lake County, State of INDIANA Convey(s) and Warrant(s) to the THE TOWN OF MERRILLVILLE, the Grantee, for and in consideration of the sum of Four Thousand Dollars (\$4,000.00) (of which said sum \$4,000.00 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.

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 Town in the event of any non-payment.

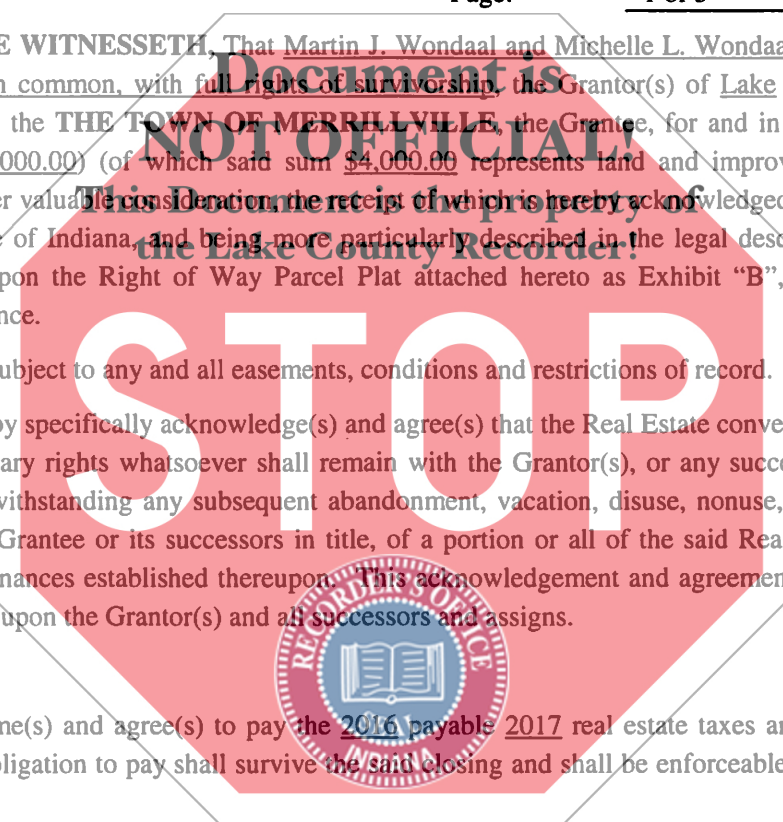
Interests in land acquired by The Town of
Merrillville, Indiana
Grantee mailing address:
7820 Broadway, Merrillville, IN 46410
I.C. 8-23-7-31

**DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER**

JUL 06 2017

**JOHN E. PETALAS
LAKE COUNTY AUDITOR**

031077



25. /
CASH
A

IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument
this 23rd day of MAY, 2017.

Martin J. Wondaal
Signature

Michelle L. Wondaal
Signature

Martin J. Wondaal, husband
Printed Name

Michelle L. Wondaal, wife
Printed Name

STATE OF INDIANA:

COUNTY OF LAKE:

Before me, a Notary Public in and for said State and County, personally appeared Martin J. Wondaal and Michelle L. Wondaal, husband and wife, as joint tenants and not as tenants in common, with full rights of survivorship, 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.

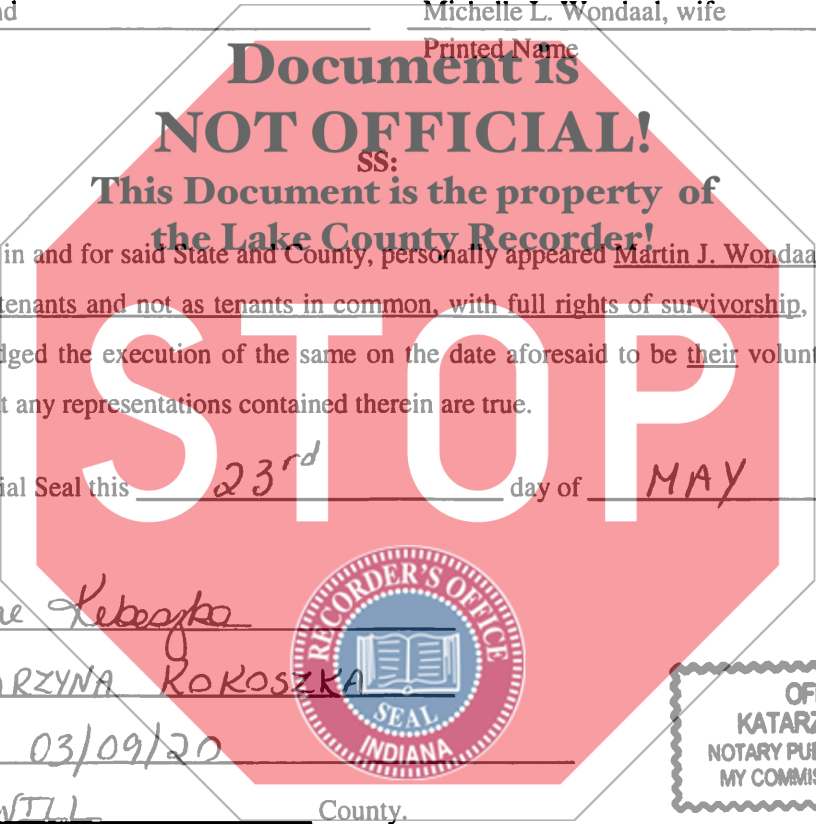
Witness my hand and Notarial Seal this 23rd day of MAY, 2017.

Signature *Katarzyna Kokoszka*

Printed Name KATARZYNA KOKOSZKA

My Commission expires 03/09/20

I am a resident of WILL County.



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Page:	<u>3 of 3</u>

Interests in land acquired by, The Town of Merrillville, Indiana

This instrument prepared by, John C. Bushemi, Attorney at Law

I affirm under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

No. 3042-45
Burke, Costanza & Carberry, LLP
9191 Broadway
Merrillville, IN 46410-7064

Grantee's mailing and tax bill address:
Town of Merrillville
7820 Broadway
Merrillville, IN 46410

Legal Description prepared by Butler, Fairman & Seufert, Inc.



EXHIBIT "A"


Project: 1601891
Tax I.D.: 45-16-03-200-001.000-042

Parcel: 1
Sheet: 1 of 2

A part of the West Half of the Northwest Quarter of the Northeast Quarter of Section 3, Township 34 North, Range 8 West, Lake County, Indiana, and being a part of the grantors' land described in Instrument Number 2015-028632 in the Office of the Recorder of Lake County, 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 section; thence North 89 degrees 52 minutes 13 seconds West (bearing based on the Location Control Route Survey Plat for this project recorded as Instrument No. 2013089998) 38.35 feet along the north line of said section to the southeast corner of Section 34, Township 35 North, Range 8 West, designated as point "704" on said parcel plat; thence North 89 degrees 28 minutes 55 seconds West 1,945.44 feet along said north line to the northeast corner of said half-quarter-quarter section; thence South 0 degrees 07 minutes 39 seconds East 53.00 feet along the east line of said half-quarter-quarter section to the south boundary of 101st Avenue per State Highway Project No. I-65 8(23)256, Cause No. C65-82, being the point of beginning of this description: thence continuing South 0 degrees 07 minutes 39 seconds East 12.05 feet along said east line; thence North 89 degrees 29 minutes 01 second West 32.19 feet to the point designated as "5207" on said parcel plat; thence North 85 degrees 12 minutes 56 seconds West 335.93 feet to the point designated as "5206" on said parcel plat; thence North 0 degrees 30 minutes

Document is
NOT OFFICIAL!
This Document is the property of
the Lake County Recorder!

STOP



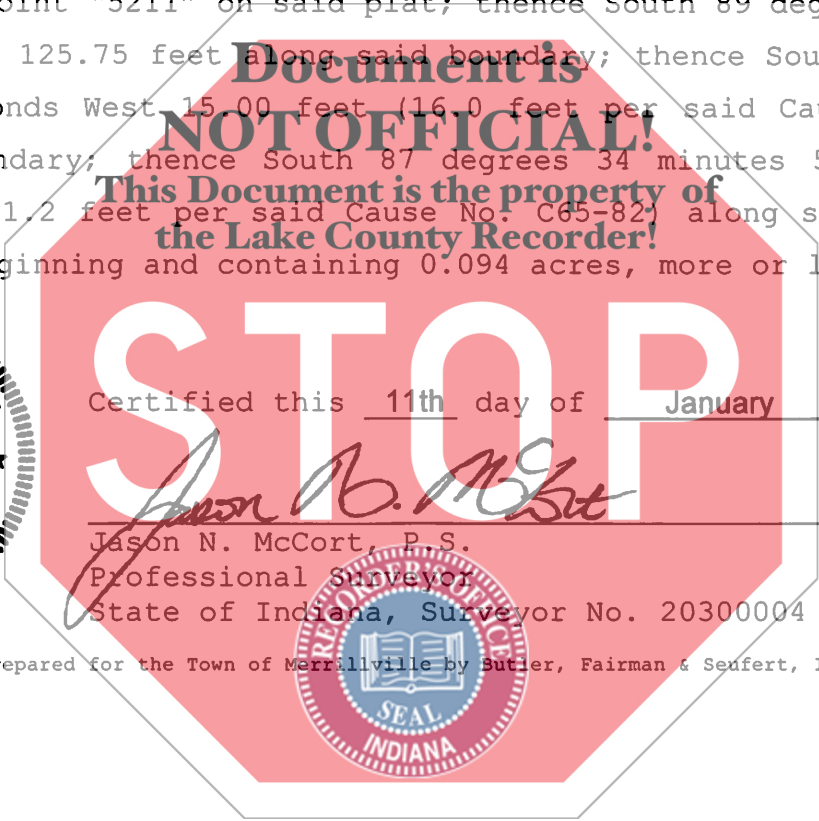
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EXHIBIT "A"

Project: 1601891
Tax I.D.: 45-16-03-200-001.000-042

Parcel: 1
Sheet: 2 of 2

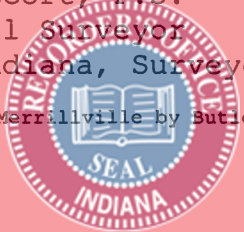
59 seconds East 10.06 feet to the south boundary of said 101st Avenue, designated as point "5211" on said plat; thence South 89 degrees 28 minutes 55 seconds East 125.75 feet along said boundary; thence South 0 degrees 31 minutes 05 seconds West 15.00 feet (16.0 feet per said Cause No. C65-82) along said boundary; thence South 87 degrees 34 minutes 58 seconds East 241.44 feet (261.2 feet per said Cause No. C65-82) along said boundary to the point of beginning and containing 0.094 acres, more or less.



Certified this 11th day of January, 2017.

Jason N. McCort

Jason N. McCort, P.S.
Professional Surveyor
State of Indiana, Surveyor No. 20300004



This description was prepared for the Town of Merrillville by Butler, Fairman & Seufert, Inc.

PARCEL NO. : 1
 PROJECT NO. : 1601891
 ROAD NAME : 101ST AVENUE
 COUNTY : LAKE
 SECTION : 3
 TOWNSHIP: 34 N.
 RANGE : 8 W.

OWNER : MARTIN J. & MICHELLE L. WONDAAL
 INSTRUMENT NO. 2015-028632, DATED 04/04/2015

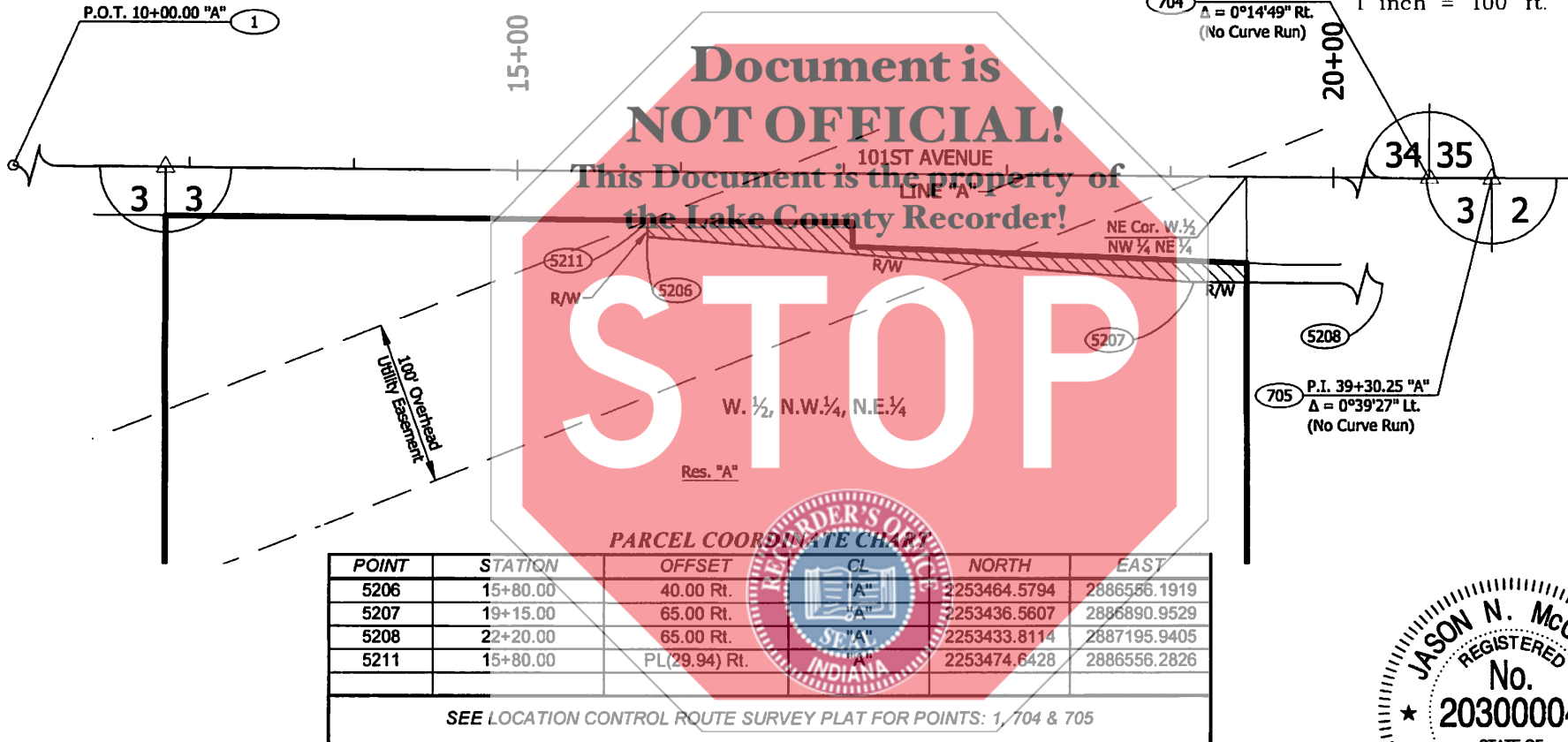
DRAWN BY: CVS 01/11/2017
 CHECKED BY: JNM 01/12/2017
 SCALE: 1"= 100'
 SHEET 1 OF 1

 HATCHED AREA IS THE APPROXIMATE TAKING

THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM THE RECORDER'S OFFICE AND OTHER SOURCES WHICH WERE NOT NECESSARILY CHECKED BY A FIELD SURVEY.

EXHIBIT "B"

GRAPHIC SCALE



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

SURVEYORS STATEMENT


To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey Plat" recorded as Instrument #2013089998 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").

RIGHT-OF-WAY PARCEL PLAT

Prepared for - TOWN OF MERRILLVILLE
by Butler, Fairman and Seufert, Inc. (Job #5505.06)

Project = 5505 1/12/2017 1:27 PM CVS 1
U: \5505\ProDevelopment\ROW\RWENG\CalculationDrawings\Landplats\5505-Par001.dwg




 Jason N. McCort 1/12/2017
 P.S. 20300004 Date