STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2017 046948

2017 JUL 28 AM 10: 12

Parcel No. 45-11-33-327-007.000-035

MICHAEL B. BROW. RECORDER

## WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT THE ROMAN CATHOLIC DIOCESE OF GARY, INDIANA (Grantor), of Lake County, State of Indiana, conveys and warrants to S.J. BUSINESS PARK, LLC (Grantee), of Lake County, State of Indiana, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana, to-wit:

> a vacant, unused portion of the real estate commonly known as Hack Cemetery in St. John, Lake County, Indiana, having parcel IID Number 45-11-33-327-907,000-035 (per legal description attached as "Exhibit A").

This conveyance is made subject to

The terms, covenants, casements, limitations, and restrictions contained in any finstrument of record affecting the use or 1. occupancy of said real estate

All applicable subdivision, building, and coning laws of the governmental bodies having jurisdiction of the above-described 2.

3. Real estate taxes for the year 2016 payable 2017 and subsequent years;

Roads and highways, streets and alleys; 4.

Limitation by fences and/or other established boundary lines; 5.

Easements, if any, for established ditches and/or drains.

IN WITNESS WHEREOF, the said Michael D. Wick, as Attorney-in-Fact for Bishop Donald J. Hying, has hereunto set his hand, this ///day of // /w//

THE ROMAN CATHOLIC DIOCESE OF GARY, INDIANA by Michael O. Wish as

> Bishop Donald J. Hying, by Michael D. Wick, Alforney - 12 as Attorney-in-Fact

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

BEFORE ME, the undersigned, a notary public for Lake County, State of Indiana, personally appeared Michael D. Wick, as Attorney-in-Fact for Bishop Donald J. Hying, and acknowledged the execution of the above and foregoing instrument to be his voluntary act and deed.

WITNESS MY HAND AND SEAL, this /9th day of

) SS:

Resident of Lake County

SEND TAX STATEMENTS TO:

STATE OF INDIANA

COUNTY OF Lake

My Commission Expires: . )-

S.J. Business Park, LLC, PO Box 677, St. John, IN 46373 THIS INSTRUMENT PREPARED BY:

Robert M. Schwerd, #220-45, Schwerd, Fryman & Torrenga, LLP

825 E. Lincolnway, Valparaiso, Indiana 46383

FIDELITY NATIONAL TITLE COMPANY 92017-1413

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

SHANNON STIENER Lake County My Commission Expires March 14, 2023

JUL **26** 2017

JOHN E. PETALAS LAKE COUNTY AUDITOR 025784

## **EXHIBIT A**

A PARCEL OF LAND BEING PART OF THE LAND DESCRIBED AS THE CEMETERY PARCEL IN WARRANTY DEED DATED MARCH 21, 1843 AND RECORDED ON NOVEMBER 3, 1853 IN DEED RECORD "H" PAGE 38, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, SAID PARCEL LYING IN THE EAST HALF OF THE WEST HALF OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, SAID PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF PON & COMPANY'S HIGHWAY FARMS ADDITION AS SHOWN IN PLAT BOOK 27 PAGE 6 IN SAID RECORDER'S OFFICE, SAID SOUTHEAST CORNER BEING THE SOUTHEAST CORNER OF A STRIP OF LAND MARKED "PRIVATE" ON SAID PLAT, THENCE NORTH 00 DEGREES 03 MINUTES BY SECONDS HASTI (BASIS COFFERENCES IS ASSUMED), 49.77 FEET ALONG THE EAST LINE OF SAID PON & COMPANY'S HIGHWAY FARM ADDITION TO THE SOUTH LINE OF SAID CEMETERY PARCEL AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 10 MINUTES 58 SECONDS EAST, 289.40 FEET ALONG SAID SOUTH LINE OF THE CEMETERY PARCEL TO THE WESTERLY LINE OF THE MONON (FORMERLY LOUISVILLE & NASHVILLE) RAILROAD; THENCE NORTH 10 DEGREES 45 MINUTES 32 SECONDS WEST, 204.15 FEET ALONG SAID WESTERLY LINE TO A LINE 200 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE CEMETERY PARCEL; THENCE NORTH 89 DEGREES 10 MINUTES 58 SECONDS WEST, 191.07 FEET ALONG SAID 200 FOOT PARALLEL LINE TO A LINE 60 FEET EAST OF AND PARALLEL WITH SAID EAST LINE OF PON & COMPANY'S HIGHWAY FARMS ADDITION; THENCE NORTH 00 DEGREES 03 MINUTES 37 SECONDS EAST 378.09 FEET ALONG SAID 60 FOOT PARABLELLINE TO THE CENTER LINE OF JOLIET STREET; THENCE NORTH & DEGREES 56 MINUTES 10 SECONDS WEST, 64.71 FEET ALONG SAID CENTER LINE TO THE NORTHEAST CORNER OF SAID PON & COMPANY'S HIGHWAY FARMS ADDITION; THENCE SOUTH 06 DEGREES 03 MINUTES 37 SECONDS WEST, 601.56 FEET ALONG SAID FAST LINE OF SAID PON & COMPANY'S HIGHWAY FARMS ADDITION TO THE POINT OF BEGINNING.