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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 047059

2017 JUL 28 AM 11:06

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

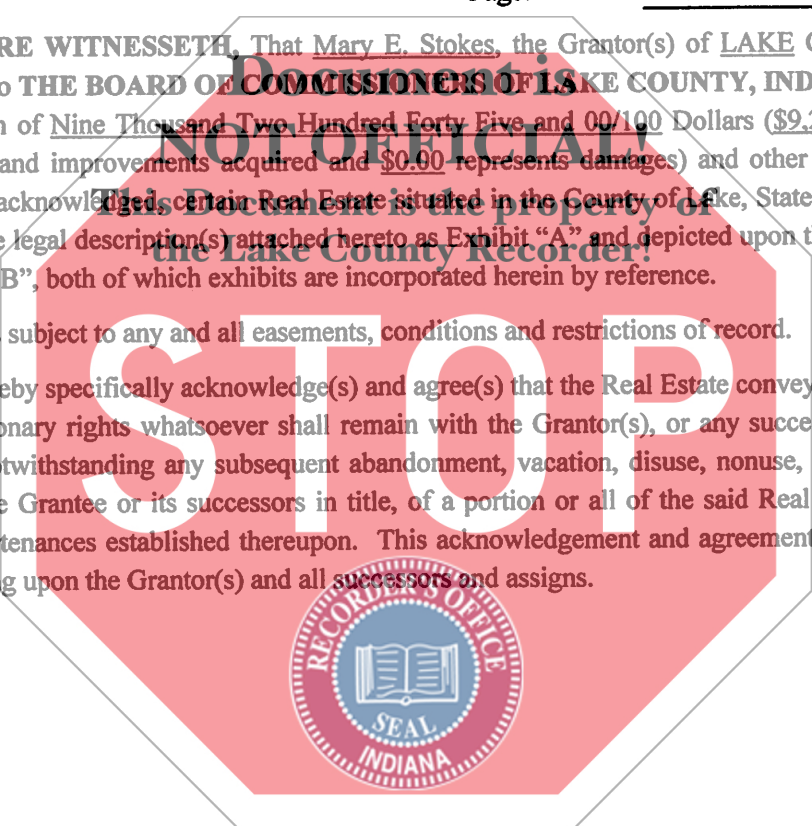
Form WD-1
Revised 07/2014

Project:	<u>45th Avenue II B</u>
DES:	<u>1172007</u>
Parcel:	<u>217</u>
Page:	<u>1 of 3</u>

THIS INDENTURE WITNESSETH, That Mary E. Stokes, 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 Nine Thousand Two Hundred Forty Five and 00/100 Dollars (\$9,245.00) (of which said sum \$9,245.00 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.



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.
John S. Dull

Interests in land acquired by
Lake County, Indiana
Grantee and Tax mailing address:
1100 East Monitor Street
Crown Point IN 46307
I.C. 8-23-7-31

This instrument Prepared by: John S. Dull
Law Office of John S. Dull, PC
PO Box 14058
Merrillville, IN 46411

NON-TAXABLE

JUL 28 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

N/C
JAS

040500

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Mary E. Stokes represents and warrants that she is the surviving spouse of James C. Stokes, who died in the County of Lake, State of Indiana, on October 19, 2014 and that they lived together continuously as husband and wife until the date of decedent's death, that husband and wife held title to the subject real estate as tenants by the entireties, that all funeral expenses, expenses of last illness, and debts of every kind and character were fully paid, that state, federal, or any other taxes which might have been assessed against the decedent's estate have been paid in full. Mary E. Stokes makes these representations for the purpose of inducing the Auditor of said County to remove decedent's name from the tax records, and to induce the State of Indiana to accept a deed from the Grantor conveying the subject real estate to Lake County, Indiana.

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 County in the event of any non-payment.

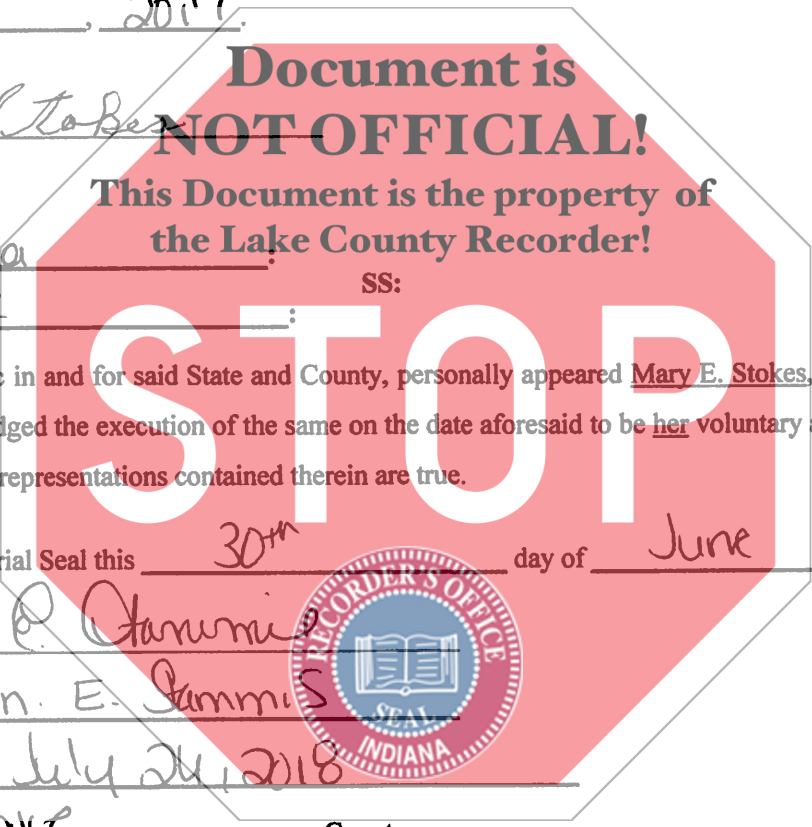


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Page: 3 of 3

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 30th day
of 30th June, 2017.

Mary E. Stokes
Mary E. Stokes



STATE OF: Indiana
COUNTY OF LAKE

SS:

Before me, a Notary Public in and for said State and County, personally appeared Mary E. Stokes, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be her voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

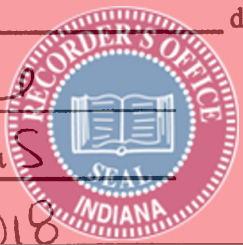
Witness my hand and Notarial Seal this 30th day of June, 2017.

Signature Susan E. Stammis

Printed Name Susan E. Stammis

My Commission expires July 24, 2018

I am a resident of LAKE County.



SUSAN E. STAMMIS
Notary Public State of Indiana
Lake County
My Commission Expires 7-24-2018

EXHIBIT "A"

Project: STP-N751 ()

Sheet 1 of 1

Code:

Parcel: 217 Fee Simple Right-of-Way

Key No.: 01-39-0023-0002

A part of the West Half of the East Half of the West Half of the Northeast Quarter of Section 31, Township 36 North, Range 8 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 as Exhibit "B", described as follows: Beginning at a point on the North line of said Quarter section 663.09 feet East of the Northwest corner thereof, said point being on the prolonged west line of the grantors' land; thence South 00 degrees 07 minutes 19 seconds East 10.00 feet along said prolonged west line to the south boundary of 45th Avenue; thence continuing South 00 degrees 07 minutes 19 seconds East 30.00 feet along said south boundary of 45th Avenue; thence continuing South 00 degrees 07 minutes 19 seconds East 20.00 feet along the west line of said grantors' land; thence North 89 degrees 55 minutes 05 seconds East 23.98 feet to the point "4278" as designated on said parcel plat; thence North 87 degrees 57 minutes 39 seconds East 135.09 feet to point "4156" as designated on said parcel plat; thence South 89 degrees 55 minutes 05 seconds East 88.43 feet to the east line of the grantors' land; thence North 00 degrees 24 minutes 29 seconds West 15.00 feet along said east line to the south boundary of 45th Avenue; thence continuing North 00 degrees 24 minutes 29 seconds West 30.00 feet along said south boundary of 45th Avenue to the prolonged east boundary of the grantors' land; thence continuing North 00 degrees 24 minutes 29 seconds West 10.00 feet along said prolonged east line to said north line; thence North 89 degrees 55 minutes 05 seconds West 247.16 feet along said north line to the point of beginning, containing 0.323 acres, more or less, inclusive of the presently existing right-of-way which contains 0.057 acres, more or less.

This description was prepared for the Indiana Department of Transportation by Mark A. Settlemyre, Indiana Registered Land Surveyor, License Number LS20200044, on the 8th day of December, 2015

Mark A. Settlemyre



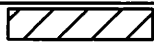
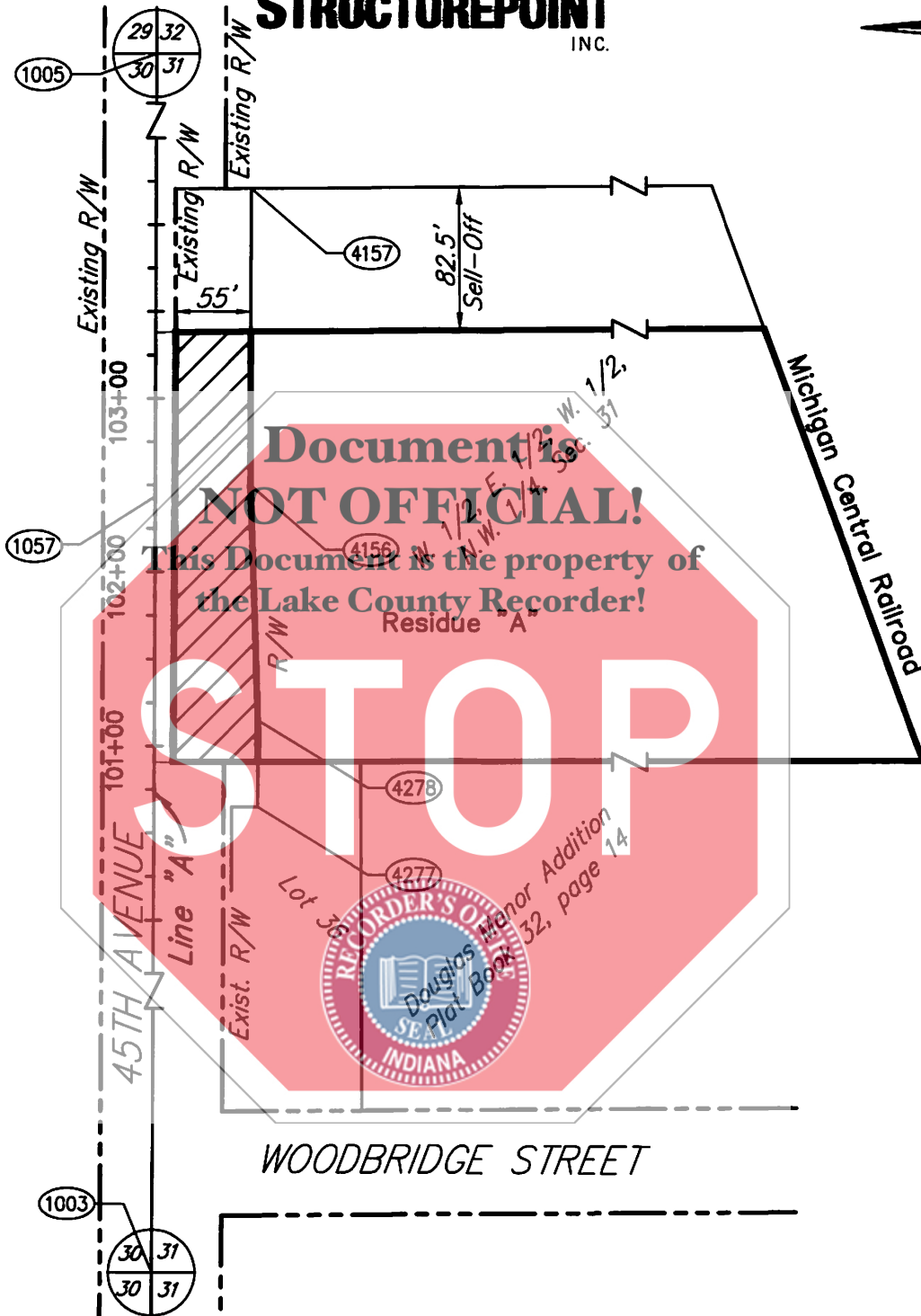
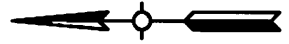
EXHIBIT "B"
RIGHT-OF-WAY PARCEL PLAT
 Prepared For Indiana Department Of Transportation
 by: AMERICAN

STRUCTUREPOINT
 INC.

0 50' 100'



SCALE: 1"=100'



HATCHED AREA IS THE APPROXIMATE TAKING

OWNER: STOKES, JAMES C. & MARY E., H/W
 PARCEL: 217
 CODE: -
 PROJECT: STP-N751 ()
 ROAD: 45TH AVENUE
 COUNTY: LAKE
 SECTION: 31
 TOWNSHIP: 36 NORTH
 RANGE: 8 WEST

DRAWN BY: KRC
 CHECKED BY: MAS
 DES. NO.: 1172007

INSTRUMENT NUMBER 398154, DATED JANUARY 27, 1997
 INSTRUMENT NUMBER 93074644, DATED OCTOBER 22, 1993

RIGHT-OF-WAY PARCEL PLAT
 Prepared For Indiana Department Of Transportation

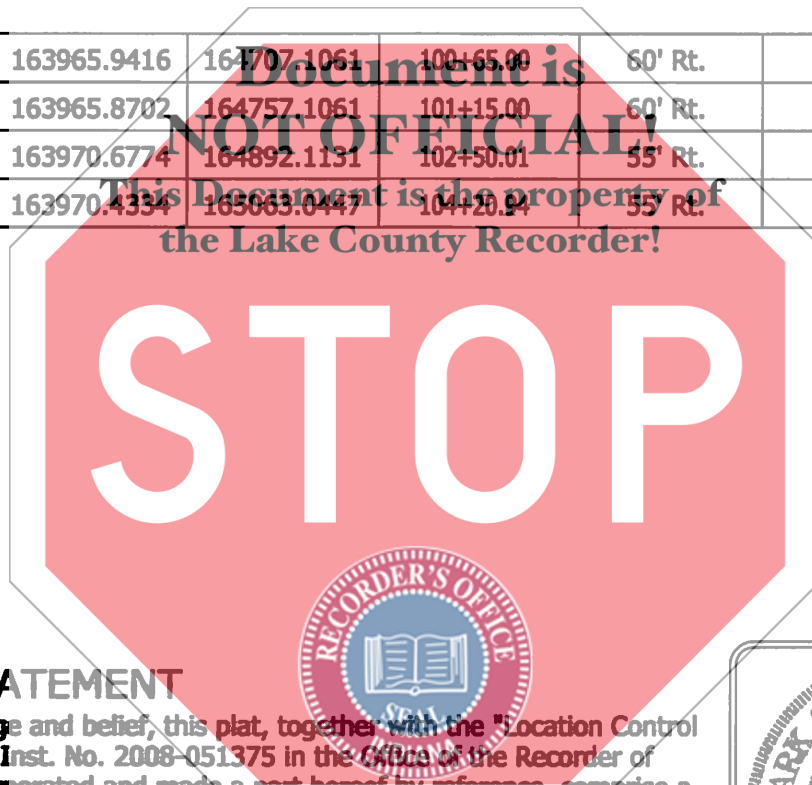
by: AMERICAN

STRUCTUREPOINT
 INC.

with: *CMID, Inc.*

POINT REFERENCE CHART (Feet)

Point	North	East	Station	Offset	℄
1003	See Location Control Route Survey Plat				
1057					
1005					
4277	163965.9416	164707.1061	100+65.00	60' Rt.	LINE-A
4278	163965.8702	164757.1061	101+15.00	60' Rt.	LINE-A
4156	163970.6774	164892.1131	102+50.01	55' Rt.	LINE-A
4157	163970.4334	165063.0447	104+20.24	55' Rt.	LINE-A



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

SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Inst. No. 2008-051375 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").

Mark A. Settlemyre 12/8/15
 Mark A. Settlemyre Date
 Reg. Land Surveyor No. LS20200044
 State of Indiana



NOTE: STATIONS AND OFFSETS ARE TO CONTROL OVER NORTH AND EAST COORDINATES.

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 TOWNSHIP: 36 NORTH
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DRAWN BY: KRC
 CHECKED BY: MAS
 DES. NO.: 1172007

AMERICAN STRUCTUREPOINT, INC PROJECT NO. IN19990757
 THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.