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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 049109

2017 AUG -7 PM 3: 27

MICHAEL B. BROWN  
RECORDER

**WARRANTY DEED**

Form WD-1  
Revised 07/2014

Project: 135<sup>th</sup> Avenue  
DES: 1400843  
Parcel: 1  
Page: 1 of 2

**THIS INDENTURE WITNESSETH**, That David Pederson, a/k/a David A. Pederson and Rebecca Pederson, a/k/a Rebecca L. Pederson, husband and wife, the Grantor(s) of Lake County, State of Indiana Convey(s) and Warrant(s) to **LAKE COUNTY, INDIANA**, the Grantee, for and in consideration of the sum of Two Thousand Three Hundred Sixty Five Dollars (\$2,365.00) (of which said sum \$2,365.00 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 County in the event of any non-payment.

Interests in land acquired by  
Lake County, Indiana  
Grantee mailing address:  
2293 N. Main Street, Bldg. A, 3<sup>rd</sup> Floor  
Crown Point, IN 46307  
I.C. 8-23-7-31

**NON-TAXABLE**

AUG 07 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

026124

N/c  
JR

IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument

this 2<sup>nd</sup> day of June, 2017.

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

David Pederson, a/k/a David A. Pederson Rebecca Pederson, a/k/a Rebecca L. Pederson  
Printed Name Printed Name

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

Printed Name Printed Name

STATE OF: Indiana  
COUNTY OF: Lake

SS:

Before me, a Notary Public in and for said State and County, personally appeared David Pederson, a/k/a David A. Pederson and Rebecca Pederson, a/k/a Rebecca L. Pederson, husband and wife, 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 2<sup>nd</sup> day of June, 2017.

[Signature]  
Signature

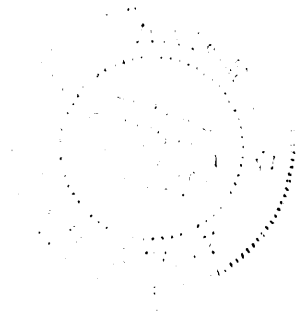
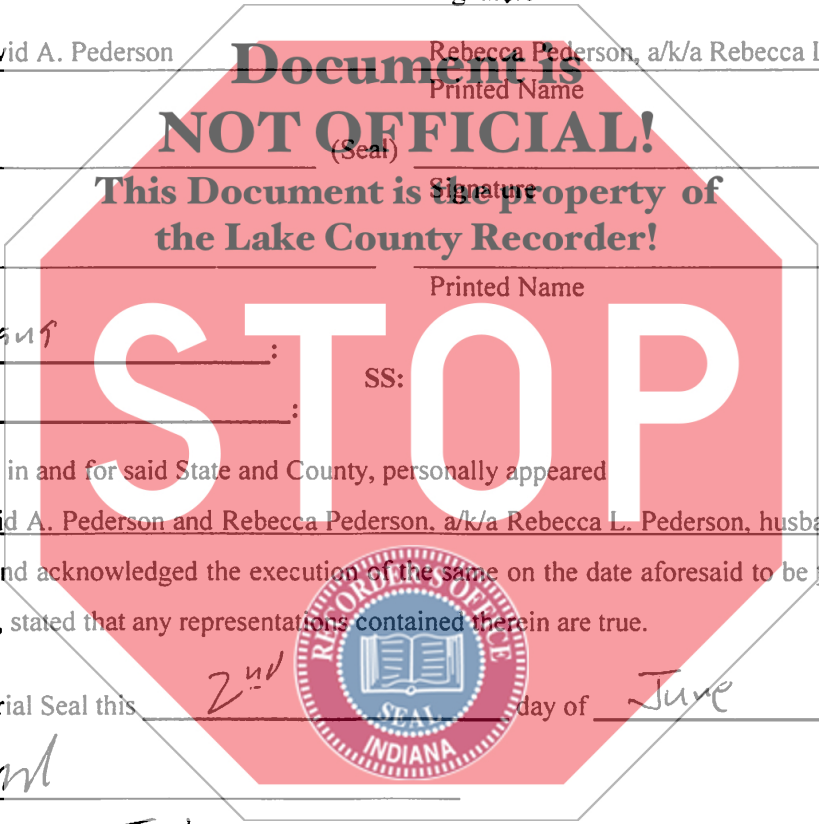
Mark D. Tuggle  
Printed Name

My Commission expires 11/20/24

I am a resident of Hancock County.

This instrument was prepared by Niquelle Winfrey.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each and every Social Security number from this document, unless it is required by law. Niquelle Winfrey



**EXHIBIT "A"**

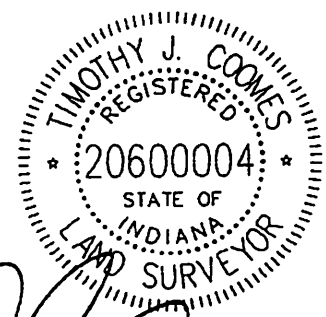
Project: 1400843  
Key No.: 45-15-30-200-003.000-013  
Parcel: 1 Fee

Sheet 1 of 1

A part of the Northeast Quarter of the Northeast Quarter of Section 30, Township 34 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 northeast corner of said quarter quarter section, designated as point "11" on said plat; thence along the east line of said quarter quarter section South 0 degrees 09 minutes 04 seconds East 383.17 feet to the centerline of 135<sup>th</sup> Avenue; thence along said centerline South 87 degrees 52 minutes 44 seconds West 614.61 feet to the prolonged east line of the grantor's land (centerline of West Creek) and the point of beginning of this description; thence continuing along said centerline South 87 degrees 52 minutes 44 seconds West 166.63 feet; thence along said centerline South 88 degrees 12 minute 57 seconds West 250.00 feet; thence North 01 degrees 47 minutes 03 seconds West 11.00 feet to the north boundary of 135<sup>th</sup> Avenue, designated as point "201" on said plat; thence continuing North 01 degrees 47 minutes 03 seconds West 4.00 feet to point "202" designated on said plat; thence North 71 degrees 31 minutes 00 seconds East 52.20 feet to point "203" designated on said plat; thence North 83 degrees 34 minutes 11 seconds East 250.53 to point "204" designated on said plat; thence North 87 degrees 52 minutes 44 seconds East 123.94 feet to the east line of the grantor's land (centerline of West Creek); thence along said east line South 06 degrees 05 minutes 36 seconds West 39.40 feet to the north boundary of 135<sup>th</sup> Avenue; thence along said east line South 06 degrees 34 minutes 29 seconds West 11.13 feet to the point of beginning and containing 0.394 acres, more or less, inclusive of the presently existing right-of-way which contains 0.105 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 3rd day of AUGUST, 2016.

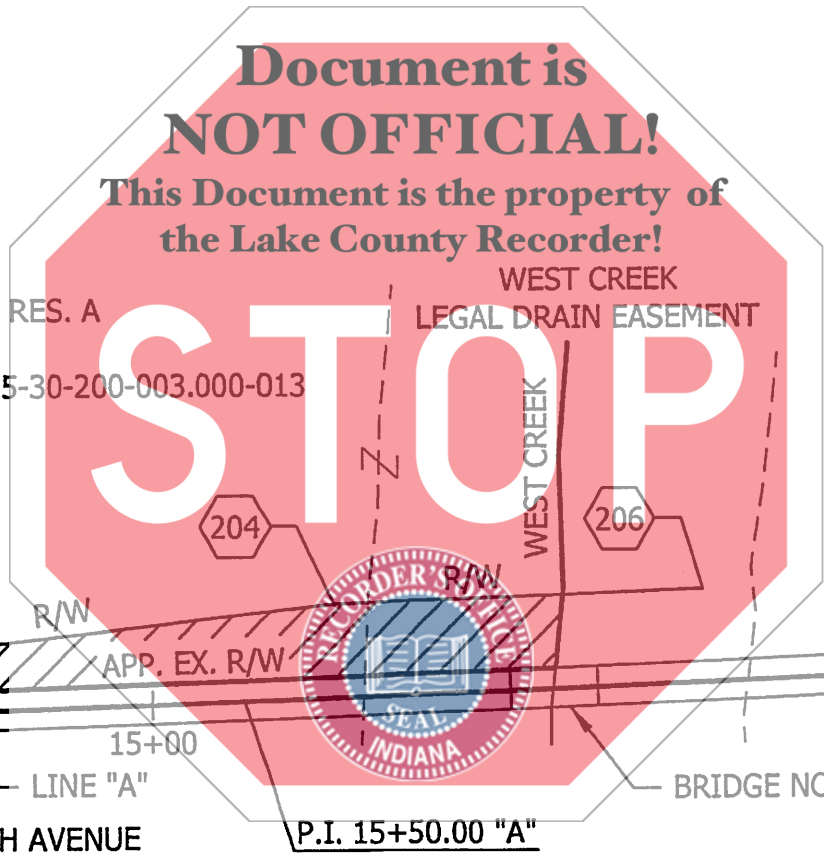
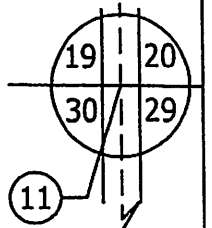


# EXHIBIT "B" RIGHT-OF-WAY PARCEL PLAT

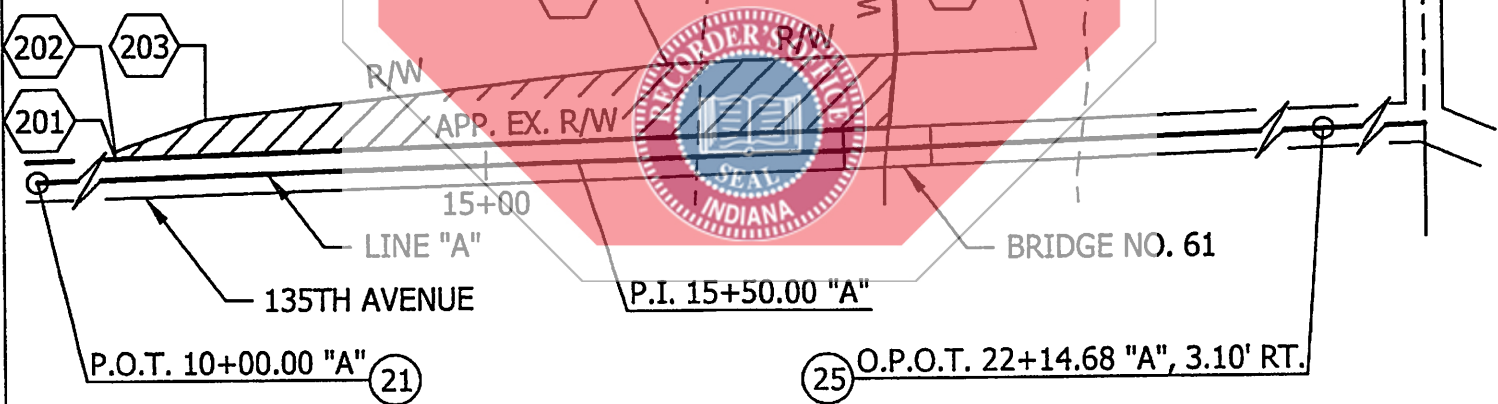
SHEET 1 OF 2

Prepared for The Board of Commissioners of Lake County, Indiana  
by United Consulting (Job No. 15-205)

0 25 50 100  
SCALE: 1" = 100'



KEY NO.: 45-15-30-200-003.000-013



OWNER: PEDERSON, DAVID A. ET UX.  
 PARCEL: 1  
 CODE:  
 PROJECT: 1400843  
 ROAD: 135TH AVENUE  
 COUNTY: LAKE  
 SECTION: 30  
 TOWNSHIP: 34N.  
 RANGE: 9W.

DRAWN BY: K. I. CARR 7-28-2016  
 CHECKED BY: T. J. COOMES 7-29-2016  
 DES. NO.:

HATCHED AREA IS THE APPROXIMATE TAKING

INSTRUMENT NO. 2016027931, DATED 12-4-2015

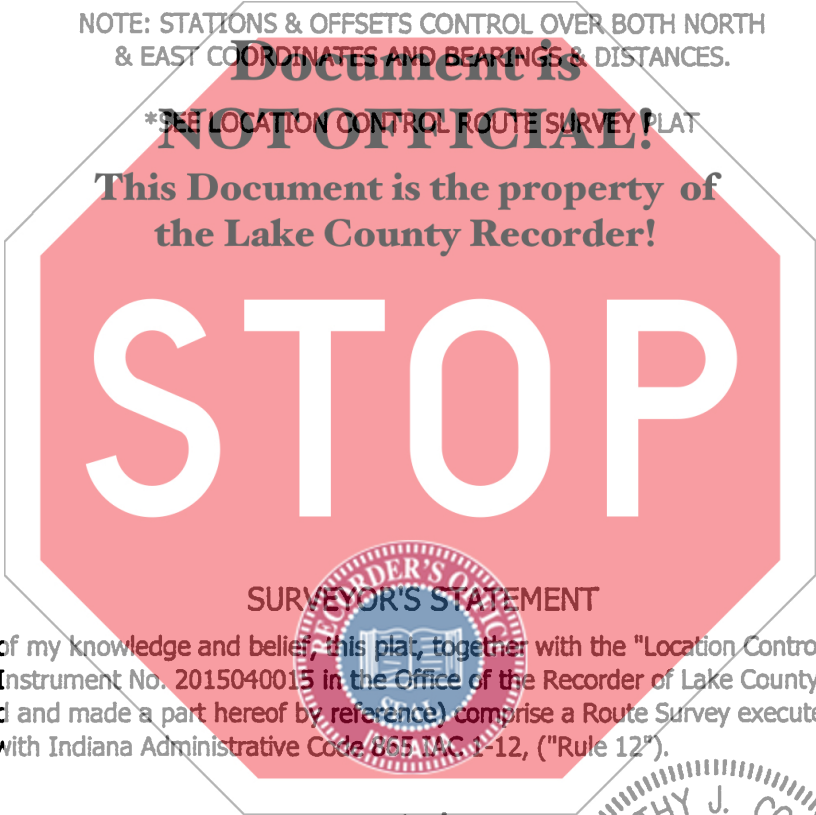
Dimensions shown are from the above listed Record Documents.

PARCEL COORDINATE CHART

Point	Line	Station	Offset	Northing	Easting
*11	"A"	-----	-----	-----	-----
*21	"A"	-----	-----	-----	-----
*25	"A"	-----	-----	-----	-----
201	"A"	13+00.00	R(11.00' LT.)	9959.2316	9606.8505
202	"A"	13+00.00	15.00' LT.	9963.2297	9606.7260
203	"A"	13+50.00	30.00' LT.	9979.7790	9656.2348
204	"A"	16+00.00	50.00' LT.	10007.8363	9905.1870
206	"A"	18+00.00	50.00' LT.	10015.2387	10105.0499

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

\*SEE LOCATION CONTROL ROUTE SURVEY PLAT

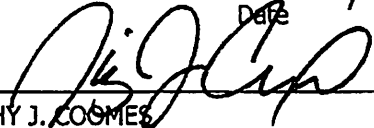


This Document is the property of the Lake County Recorder!

SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Instrument No. 2015040015 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 8/3/16  
Date

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



OWNER:	PEDERSON, DAVID A. ET UX.	DRAWN BY:	K. I. CARR 7-28-2016
PARCEL:	1	CHECKED BY:	T. J. COOMES 7-29-2016
CODE:		DES. NO.:	
PROJECT:	1400843		
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TOWNSHIP:	34N.		
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