



STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 049112

2017 AUG -7 PM 3:28

MICHAEL B. BROWN  
RECORDER

**WARRANTY DEED**

Form WD-1  
Revised 07/2014

Project: 135<sup>th</sup> Avenue  
DES: 1400843  
Parcel: 3  
Page: 1 of 5

**THIS INDENTURE WITNESSETH**, ~~The Huppenthal-Huseman Family Land Trust dated 5/21/09, an undivided one-third interest, Hirsch Trust dated 3/16/04 an undivided one third interest and Steven A. Huppenthal, an undivided one-third interest,~~ 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 Three Thousand Six Hundred Forty Five Dollars (\$3,645.00) (of which said sum \$1,800.00 represents land and improvements acquired and \$1,845.00 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

026127

M/C  
*[Handwritten signature]*

Project:	135 <sup>th</sup> Avenue
DES:	1400843
Parcel:	3
Page:	2 of 5

The undersigned represents and warrants that she is the Trustee of the Huppenthal-Huseman Family Land Trust dated 5/21/09, that pursuant to the Trust Agreement she has full authority to manage the affairs of said Trust and sign and execute documents on its behalf and that said authority has not been revoked, and that she is, therefore, fully authorized and empowered to convey to Lake County, Indiana real estate of this Trust, and that on the date of execution of said conveyance instruments she had full authority to so act.

The undersigned represents and warrants that she is the Trustee of the Hirsch Trust dated 3/16/04, that pursuant to the Trust Agreement she has full authority to manage the affairs of said Trust and sign and execute documents on its behalf and that said authority has not been revoked, and that she is, therefore, fully authorized and empowered to convey to Lake County, Indiana real estate of this Trust, and that on the date of execution of said conveyance instruments she had full authority to so act.



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

this 14<sup>th</sup> day of June, 2017.

Huppenthal-Huseman Family Land Trust dated 5/21/09

Hirsch Trust dated 3/16/04

Patricia A. Huseman (Seal)  
Signature

Constance V. Hirsch (Seal)  
Signature

Patricia A. Huseman, Trustee  
Printed Name

Constance V. Hirsch, Trustee  
Printed Name

Steven A. Huppenthal (Seal)  
Signature

Constance V. Hirsch (Seal)  
Signature

Steven A. Huppenthal  
Printed Name

Constance V. Hirsch  
Printed Name

STATE OF: Indiana :

COUNTY OF Lake :

SS:

Before me, a Notary Public in and for said State and County, personally appeared Huppenthal-Huseman Family Land Trust dated 5/21/09, by Patricia A. Huseman, Trustee, 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.

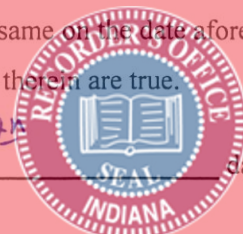
Witness my hand and Notarial Seal this 14<sup>th</sup> day of June, 2017.

Signature M. D. Tuggle

Printed Name Mark D. Tuggle

My Commission expires 11/20/24

I am a resident of Hancock County.



Form WD-1  
Revised 07/2014

Project: 135<sup>th</sup> Avenue  
DES: 1400843  
Parcel: 3  
Page: 4 of 5

STATE OF: Indiana :  
COUNTY OF Lake : SS:

Before me, a Notary Public in and for said State and County, personally appeared Hirsch Trust dated 3/16/04, by Constance V. Hirsch, Trustee, 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 11<sup>th</sup> day of June, 2017.

Signature [Handwritten Signature] **This Document is the property of the Lake County Recorder!**

Printed Name Mark D. Tuggle

My Commission expires 11/20/24

I am a resident of Hancock County.





Form WD-1  
Revised 07/2014

Project: 135<sup>th</sup> Avenue  
DES: 1400843  
Parcel: 3  
Page: 5 of 5

STATE OF: Indiana :  
COUNTY OF Lake :

SS:

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

Witness my hand and Notarial Seal this 14<sup>th</sup> day of June, 2017.

Signature [Handwritten Signature] **This Document is the property of the Lake County Recorder!**

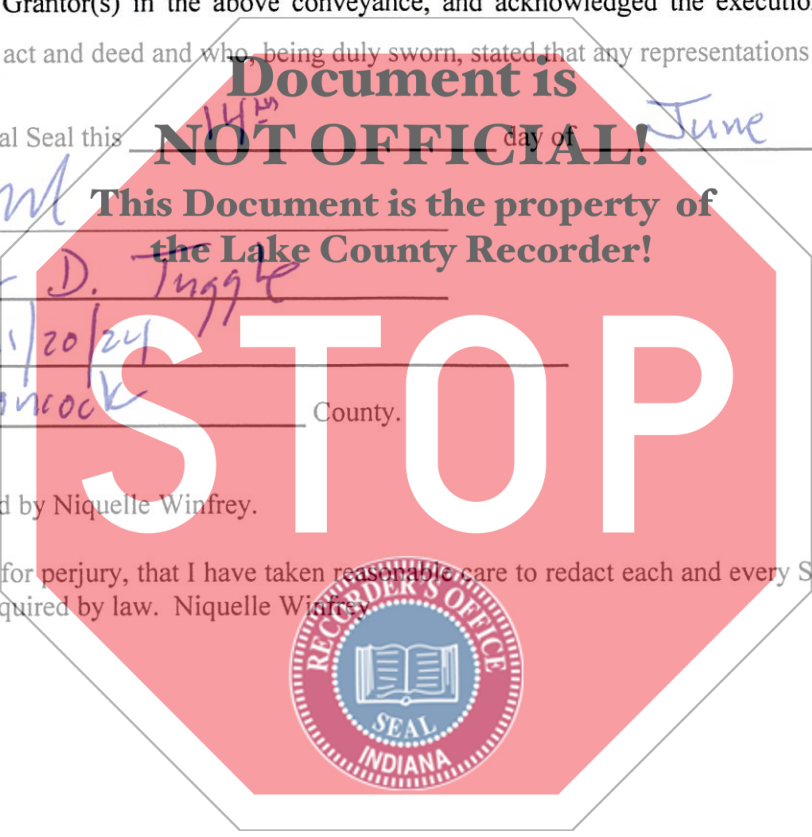
Printed Name Mark D. Tuggle

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

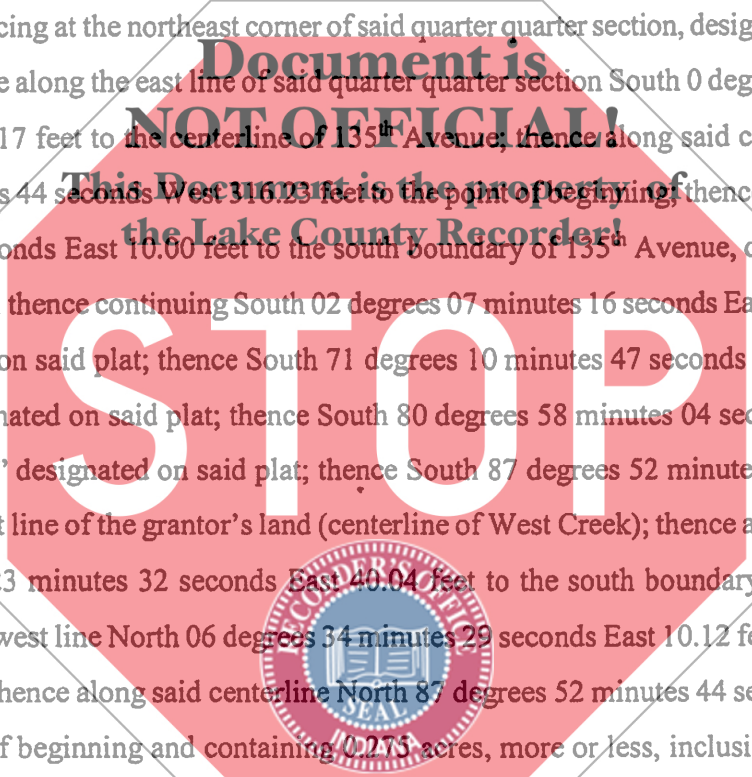


**EXHIBIT "A"**

Project: 1400843  
Key No.: 45-15-30-200-006.000-013  
Parcel: 3 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 316.23 feet to the point of beginning; thence South 02 degrees 07 minutes 16 seconds East 10.00 feet to the south boundary of 135<sup>th</sup> Avenue, designated as point "211" on said plat; thence continuing South 02 degrees 07 minutes 16 seconds East 5.00 feet to point "212" designated on said plat; thence South 71 degrees 10 minutes 47 seconds West 52.20 feet to point "213" designated on said plat; thence South 80 degrees 58 minutes 04 seconds West 166.21 feet to point "214" designated on said plat; thence South 87 degrees 52 minutes 44 seconds West 86.66 feet the west line of the grantor's land (centerline of West Creek); thence along said west line North 0 degrees 23 minutes 32 seconds East 40.04 feet to the south boundary of 135<sup>th</sup> Avenue; thence along said west line North 06 degrees 34 minutes 29 seconds East 10.12 feet to the centerline of 135<sup>th</sup> Avenue; thence along said centerline North 87 degrees 52 minutes 44 seconds East 298.37 feet to the point of beginning and containing 0.275 acres, more or less, inclusive of the presently existing right-of-way which contains 0.069 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 3<sup>rd</sup> day of AUGUST, 2016.

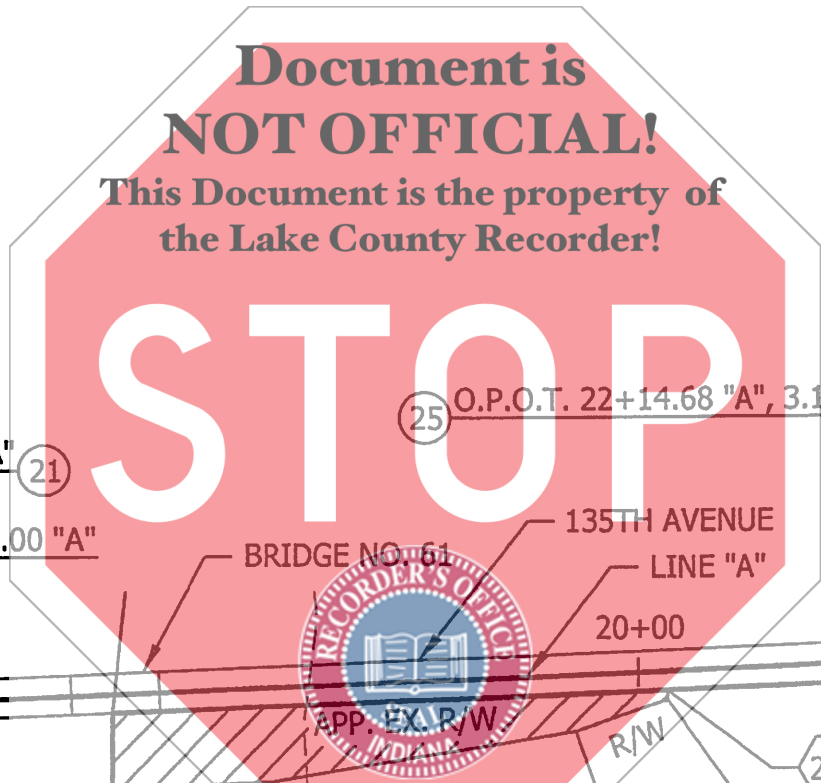
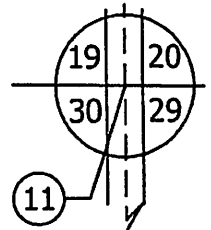


# EXHIBIT "B" RIGHT-OF-WAY PARCEL PLAT

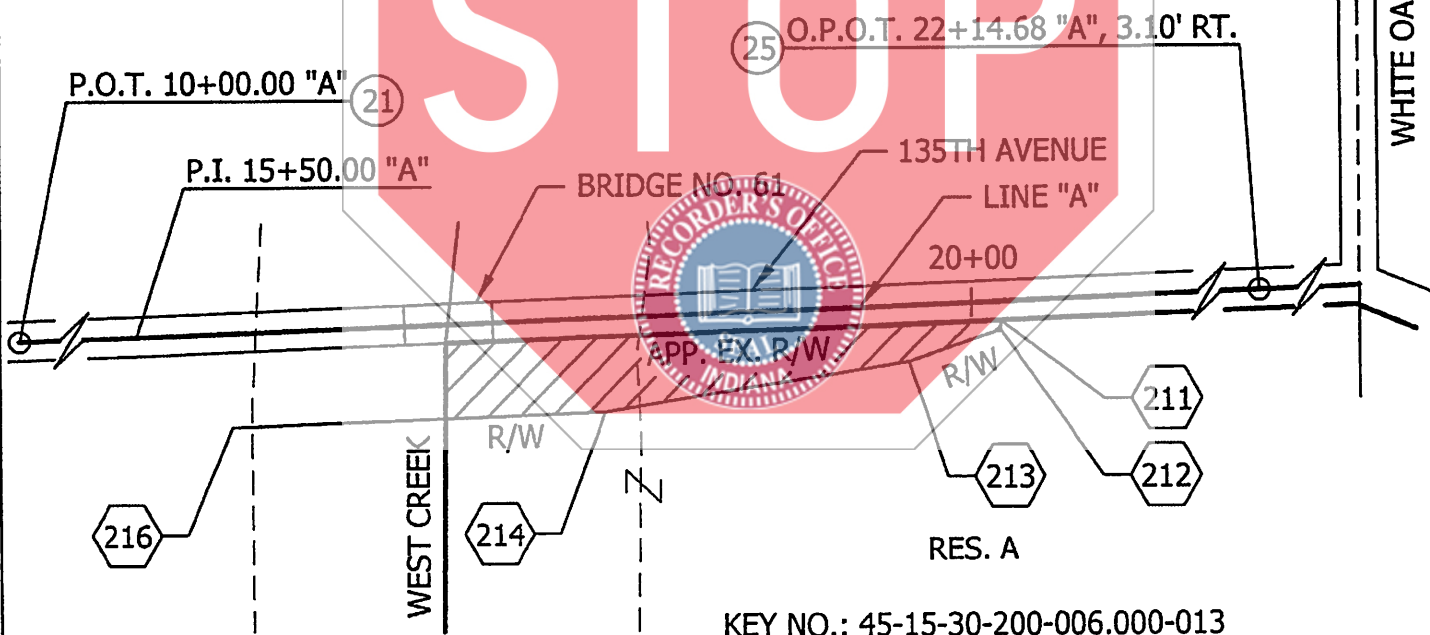
SHEET 1 OF 2

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

0 25 50 100  
SCALE: 1" = 100'



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



WEST CREEK  
LEGAL DRAIN EASEMENT

KEY NO.: 45-15-30-200-006.000-013

<p>OWNER: PATRICIA A. HUSEMAN, AS TRUSTEE ET AL.          PARCEL: 3          CODE:          PROJECT: 1400843          ROAD: 135TH AVENUE          COUNTY: LAKE          SECTION: 30          TOWNSHIP: 34N.          RANGE: 9W.</p>	<p>DRAWN BY: K. I. CARR 7-28-2016          CHECKED BY: T. J. COOMES 7-29-2016          DES. NO.:  <div style="border: 1px solid black; border-radius: 15px; padding: 5px; text-align: center; margin-top: 10px;">             INSTRUMENT NO. 2009037273, DATED 5-21-2009         </div> </p>
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HATCHED AREA IS THE APPROXIMATE TAKING

Dimensions shown are from the above listed Record Documents.

PARCEL COORDINATE CHART

Point	Line	Station	Offset	Northing	Easting
*11	"A"	-----	----	-----	-----
*21	"A"	-----	----	-----	-----
*25	"A"	-----	----	-----	-----
211	"A"	20+15.00	±(10.00' RT.)	9963.2373	10322.1233
212	"A"	20+15.00	15.00' RT.	9958.2407	10322.3084
213	"A"	19+65.00	30.00' RT.	9941.4004	10272.8978
214	"A"	18+00.00	50.00' RT.	9915.3072	10108.7511
216	"A"	16+00.00	50.00' RT.	9907.9048	9908.8881

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

\*SEE LOCATION CONTROL ROUTE SURVEY PLAT




**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 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:	PATRICIA A. HUSEMAN, AS TRUSTEE ET AL.	DRAWN BY:	K. I. CARR 7-28-2016
PARCEL:	3	CHECKED BY:	T. J. COOMES 7-29-2016
CODE:		DES. NO.:	
PROJECT:	1400843		
ROAD:	135TH AVENUE		
COUNTY:	LAKE		
SECTION:	30		
TOWNSHIP:	34N.		
RANGE:	9W.		



# ACCOUNTS PAYABLE VOUCHER

St. Joseph County, Indiana

An invoice or bill to be properly itemized must show: kind of service, where performed, dates service rendered, by whom, rates per day, number of hours, rate per hour, number of units, price per unit, etc.

Payee Huppenthal-Huseman Family Land Trust 10328 W. 151st Avenue Cedar Lake, IN 46303	Purchase Order No. _____ Terms _____ Date Due _____
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Invoice Date	Invoice Number	Description (or note attached invoice(s) or bill(s))	Amount
		Lake 135th Avenue; Project 1400843 Parcel Number 3	
		Compensation for 0.275 acres of permanent right-of-way and 0.047 acres temporary right-of-way.	\$1,248.34
		<div style="text-align: center;"> <p><b>Document is NOT OFFICIAL!</b></p> <p><b>This Document is the property of the Lake County Recorder!</b></p> <p><i>x Patricia A. Huseman</i> Huppenthal-Huseman Family Land Trust, Patricia A. Huseman, Trustee</p> <p><i>x Constance V. Hirsch</i> Hirsch Trust, Constance V. Hirsch, Trustee</p> <p><i>x Steven A. Huppenthal</i> Steven A. Huppenthal</p> </div>	
		Total	\$1,248.34

I hereby certify that the attached invoice(s), or bill(s), is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

20



P.O. 3708497

