

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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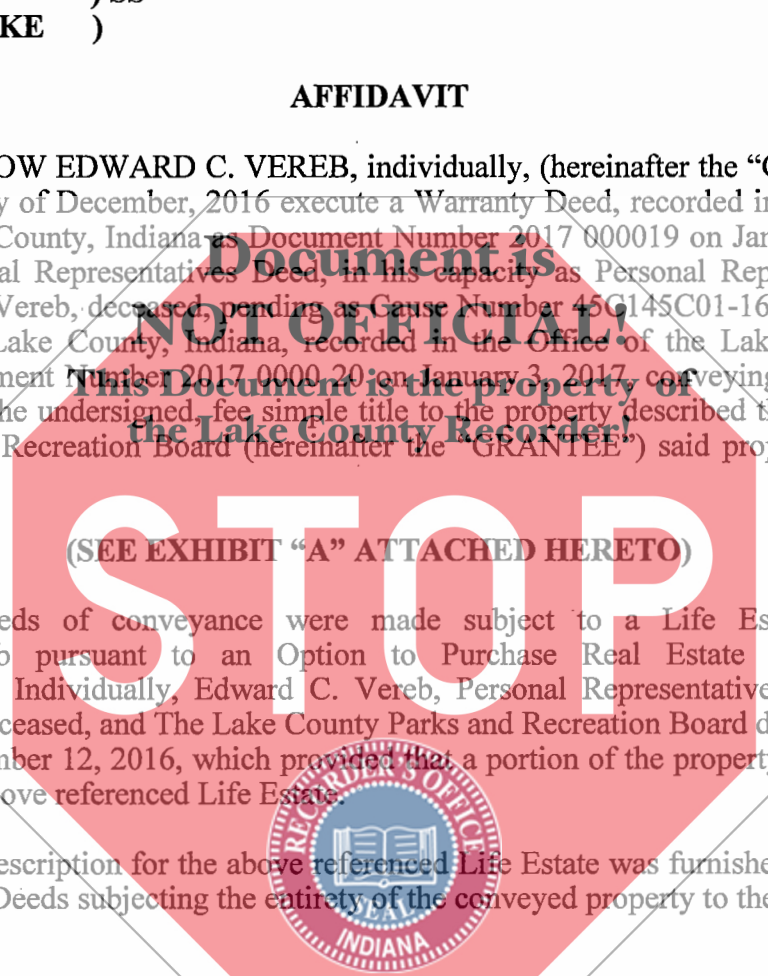
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MICHAEL B. BROWN
RECORDER

STATE OF INDIANA)
) SS
COUNTY OF LAKE)

AFFIDAVIT

COMES NOW EDWARD C. VEREB, individually, (hereinafter the "GRANTOR") who did, on the 20th day of December, 2016 execute a Warranty Deed, recorded in the Office of the Recorder of Lake County, Indiana as Document Number 2017 000019 on January 3, 2017, and executed a Personal Representatives Deed, in his capacity as Personal Representative of the Estate of Michael Vereb, deceased, pending as Cause Number 45G145C01-1607-EU-151, in the Circuit Court of Lake County, Indiana, recorded in the Office of the Lake County Indiana Recorder as Document Number 2017 0000 20 on January 3, 2017, conveying, subject to a life estate in favor of the undersigned, fee simple title to the property described therein to the Lake County Parks and Recreation Board (hereinafter the "GRANTEE") said property described as follows:



(SEE EXHIBIT "A" ATTACHED HERETO)

- 1.) That said deeds of conveyance were made subject to a Life Estate in favor of Edward C. Vereb pursuant to an Option to Purchase Real Estate by and between Edward C. Vereb, Individually, Edward C. Vereb, Personal Representative of the Estate of Michael Vereb, Deceased, and The Lake County Parks and Recreation Board dated June 8, 2016, as amended September 12, 2016, which provided that a portion of the property conveyed would be subject to the above referenced Life Estate.
- 2.) That no legal description for the above referenced Life Estate was furnished in said deeds of Conveyance; said Deeds subjecting the entirety of the conveyed property to the above referenced Life Estate.
- 3.) That the GRANTOR and the GRANTEE have agreed upon the portion of the property to be subject to the above referenced Life Estate and the GRANTOR, in order to limit the Life Estate to the agreed upon portion of the property and remove the Life Estate from the remaining portion of the property, has executed a Quit Claim Deed containing therein the legal descriptions of the property which will no longer be subject to said reservation of Life Estate in favor of Edward C. Vereb. The real estate remaining subject to the Life Estate in favor of Edward C. Vereb is described as follows:

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16-16000

026187 JOHN E. PETALAS
LAKE COUNTY AUDITOR

(SEE EXHIBIT "B" ATTACHED HERETO)

4.) That this Affidavit is furnished to explain the intent and purpose of said Quit Claim Deed.

5.) This it is the intent of Affiant that this Affidavit be recorded with the above said Quit Claim Deed.

Edward C Vereb

Edward C. Vereb, Individually

STATE OF INDIANA

COUNTY OF LAKE

Document is

NOT OFFICIAL!

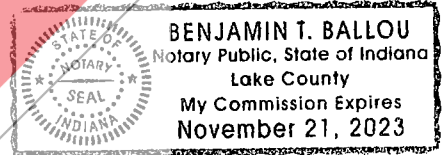
This Document is the property of
the Lake County Recorder!

Before me, the undersigned, a Notary Public in and for said County and State, this 13th day of July, 2017, personally appeared Edward C. Vereb, and acknowledged the execution of the foregoing affidavit. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Benjamin T. Ballou

Benjamin T. Ballou, Notary Public
Resident of Lake County

My Commission Expires:
November 21, 2023



ACKNOWLEDGED AND AGREED:

Lake County Parks and Recreation Board

By: *Jim Basala*

Printed Name: Jim Basala

Title: CEO

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 13th day of July, 2017, personally appeared Jim Basala, on behalf of the Lake County Parks and Recreation Board, and acknowledged execution of the foregoing affidavit. In witness whereof, I have hereunto subscribed my name and affixed my seal.



Document is NOT OFFICIAL!

This Document is the property of Wendy S. Loggins, Notary Public, Resident of Lake County

Wendy S. Loggins

My Commission Expires: 4/10/2024

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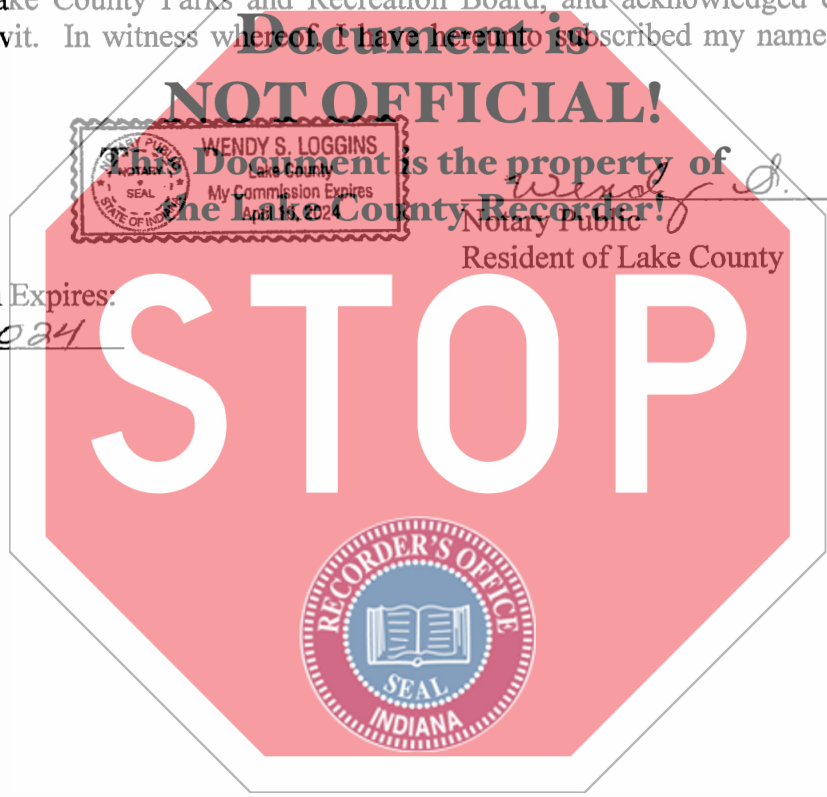


EXHIBIT A

Parcel I:

Sixty acres in the aggregate off the North end of the following three pieces of land to-wit; The East ½ of the East ½ of the Northeast ¼ of Section 12, Township 35 North, Range 9 West of the 2nd Principal Meridian, the West ½ of the Northwest ¼ and 28 acres off the West side of the East ½ of the Northwest ¼ of Section 7, Township 35 North, Range 8 West of the 2nd Principal Meridian, said 60 acres to be so taken that its Southern boundary shall be one continuous straight line parallel with the North line of said Section 12, (except the right of way of the Cincinnati, Richmond and Muncie Railroad and Except that part conveyed to the Chesapeake and Ohio Company of Indiana by deed recorded in Deed Record 236, Page 478), in Lake County Indiana.

Parcel II:

A part of the West ½ of the Northeast ¼, and a part of the East ½ of the Northwest ¼ of Section 7, Township 35 North, Range 8 West of the 2nd P.M. described as: Commencing at the Northeast corner of said West ½ of the Northeast ¼ and running thence South 89 rods, 3.5 feet to the Northeast corner of a tract of land heretofore conveyed to Emery J. Nicholson, thence running West 80 rods, thence South 32 rods to the North line of a 32 acre tract heretofore conveyed to Michael Koerner, thence West 52 rods, thence North to the North line of said East ½ of the Northwest ¼; thence East 132 rods to the place of beginning, EXCEPTING THEREFROM Railroad right of way and 98/100 of an acre conveyed to Grand Trunk and Western Railway Company, ALSO EXCEPTING THEREFROM: Part of the East ½ of the Northwest ¼ and the West ½ of the Northeast ¼ of Section 7, Township 35 North, Range 8 West of the 2nd P.M. described as: Commencing at a point on the East line of said tract which is 1483 feet South of the Northeast corner thereof and at the Northeast corner of a tract of land conveyed to Emery J. Nicholson by Warranty Deed recorded in Deed Record 78, Page 324 running thence West along the North line of said Nicholson tract 1323.1 feet to the Northwest corner thereof; thence S 2° 9' E along the West line of said Nicholson tract 227.02 feet to the Northeasterly right of way line of the Chesapeake and Ohio Railroad; thence N 65° 23' 30" W along said Northeasterly right of way line 944.62 feet; thence N 2° 14' 30" W, 48.16 feet; thence due East to a point on the East line of the West ½ of the Northeast ¼ of said Section 7, which is 182.19 feet North of the place of beginning; thence South on said East line 182.19 feet to the place of beginning, EXCEPTING THEREFROM a strip of land off of the West end thereof lying between the West line thereof and a line 16 feet East of and parallel with said West line

Parcel III:

Part of the East ½ of the Northwest ¼ and the West ½ of the Northeast ¼ of Section 7, Township 35 North, Range 8 West of the 2nd P.M. described as: Commencing at a point on the East line of said tract which is 1483 feet South of the Northeast corner thereof and at the Northeast corner of a tract of land conveyed to Emery J. Nicholson by Warranty Deed recorded in Deed Record 78, Page 324 running thence West along the North line of said Nicholson tract 1323.1 feet to the Northwest corner thereof; thence S 2° 9' E along the West line of said Nicholson tract 227.02 feet to the Northeasterly right of way line of the Chesapeake and Ohio Railroad; thence N 65° 23' 30" W along said Northeasterly right of way line 944.62 feet; thence N 2° 14' 30" W, 48.16 feet; thence due East to a point on the East line of the West ½ of the Northeast ¼ of said Section 7, which is 182.19 feet North of the place of beginning; thence South on said East line 182.19 feet to the place of beginning, EXCEPTING THEREFROM a strip of land off of the West end thereof lying between the West line thereof and a line 16 feet East of and parallel with said West line.

EXHIBIT B

GRANTOR HEREBY RETAINS THE PREVIOUSLY RESERVED LIFE ESTATE IN THE FOLLOWING DESCRIBED PROPERTY:

A parcel of land in the West 1/2 of the Northeast 1/4, and a part of the East 1/2 of the Northwest 1/4 of Section 7, Township 35 North, Range 8 West of the 2nd P.M. more particularly described as: Beginning at a point on the East line of said West 1/2 of the Northeast 1/4, 963.18 feet South of the Northeast corner thereof; thence South 89° 47' 30" West, 347.42 feet; thence south 00° 12' 30" East, 30.72 feet; thence North 88° 05' 31" West, 1234.77 feet to the point of curve for a curve to the left having a radius of 125.00 feet; thence Southwesterly along said curve an arc distance of 71.47 feet; thence South 59° 08' 54" West, 73.09 feet to the point of curve for a curve to the right having a radius of 75.00 feet; thence Northwesterly along said curve an arc distance of 159.93 feet; thence North 01° 19' 25" East, 99.08 feet; thence North 88° 40' 33" West, 77.41 feet; thence South 01° 19' 25" West, 129.69 feet to a point of curve for a curve to the left having a radius of 100.00 feet; thence Southeasterly and Northeasterly along said curve an arc distance of 213.24 feet; thence North 59° 08' 54" East, 133.75 feet to a point of curve for a curve to the right having a radius of 102.00 feet; thence Northeasterly along said curve an arc distance of 58.32 feet; thence South 88° 05' 31" East, 1235.62 feet; thence South 00° 12' 30" East, 113.57 feet; thence North 89° 47' 30" East, 347.42 feet to a point on said East line of said West 1/2 of the Northeast 1/4; thence North 00° 12' 30" West, along said East line, 167.31 feet to the point of beginning, containing 2.57 acres, more or less.

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