

2017 049991

2017 AUG 10 AM 10:27

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>204</u>
Page:	<u>1 of 2</u>

**THIS INDENTURE WITNESSETH**, That Paul A. Zale and Alexandra Zale, the Grantor(s) of PORTER 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 Eight Thousand Five Hundred and 00/100 Dollars (\$8,500.00) (of which said sum \$4,800.00 represents land and improvements acquired and \$3,700.00 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

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

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

AUG 10 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

**NO SALES DISCLOSURE NEEDED**

Approved Assessor's Office

By: [Signature]

**041191**

N/C  
JB

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Project: 45th Avenue II B  
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Page: 2 of 2

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.



IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument this 17 day of July 2017

Paul A. Zale  
Paul A. Zale  
Alexandra Zale  
Alexandra Zale

STATE OF: IND  
COUNTY OF: LAKE

Before me, a Notary Public in and for said State and County, personally appeared Paul A. Zale and Alexandra Zale, 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 JULY day of SEVENTEEN, 2017

Signature William R. Gross

Printed Name WILLIAM R. GROSS

My Commission expires 2-28-24

I am a resident of LAKE CO. County.



**EXHIBIT "A"**

Project: STP-N751 ( )

Sheet 1 of 1

Code:

Parcel: 204 Fee Simple Right-of-Way

Key No.: 01-39-0020-0014

A part of Southeast Quarter of the Southwest Quarter of Section 30, Township 36 North, Range 8 West, Lake County, Indiana, and being that part of the grantor's 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 South line of said Quarter-Quarter section 235.35 feet West of the Southeast corner thereof (the foregoing portion of this description beginning with the words "Beginning at a point" is taken from Deed Record 1298, page 79 in the Office of the Recorder of Lake County, Indiana), said point being on the prolonged east line of the grantor's land: thence North 89 degrees 55 minutes 23 seconds West 133.29 feet along the south line of said quarter-quarter section to the prolonged west line of said grantor's land; thence North 00 degrees 23 minutes 56 seconds West 9.48 feet along said prolonged west line to the north boundary of 45<sup>th</sup> Avenue; thence continuing North 00 degrees 23 minutes 56 seconds West 35.52 feet along said west line; thence South 89 degrees 55 minutes 23 seconds East 133.29 feet to the east line of said grantor's land and point "4121" as designated on said plat; thence South 00 degrees 23 minutes 56 seconds East 35.18 feet along said east line to the north boundary of 45<sup>th</sup> Avenue; thence South 00 degrees 23 minutes 56 seconds East 9.82 feet along said prolonged east line to the south line of said quarter-quarter section line and the point of beginning, containing 0.138 acres more or less, inclusive of the presently existing right-of-way which contains 0.030 acres, more or less.

All bearings in this description which are not quoted from previous instruments are based on the bearing system for Indiana Department of Transportation Project STP-N751 ( ).

This description was prepared for the Indiana Department of Transportation by Mark A. Settlemyre, Indiana Registered Land Surveyor, License Number LS20200044, on the 3rd day of October, 2008

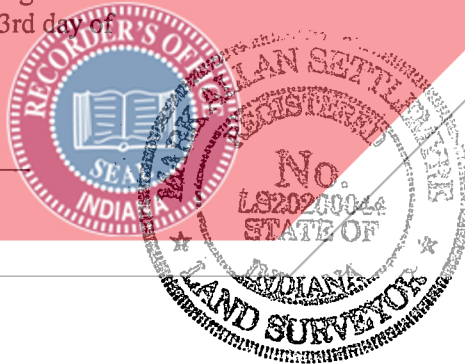
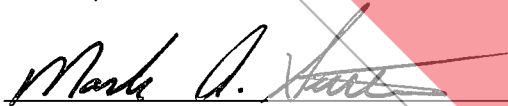


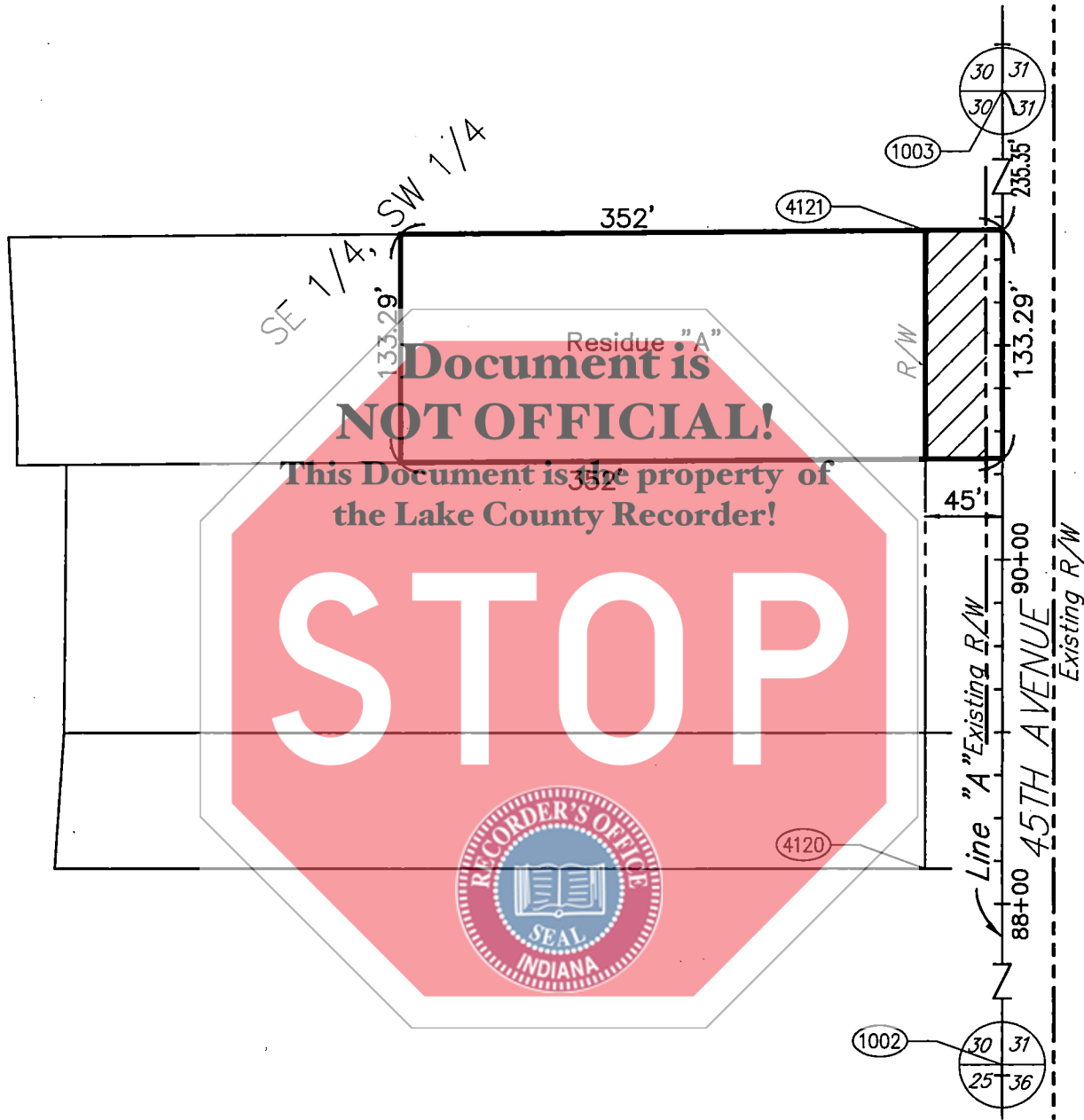
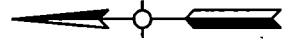
EXHIBIT "B"  
**RIGHT-OF-WAY PARCEL PLAT**  
 Prepared For Indiana Department Of Transportation

by: AMERICAN

**STRUCTUREPOINT**  
 INC.

0 50' 100'

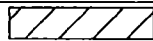
SCALE: 1"=100'



Residue "A"  
**Document is NOT OFFICIAL!**

This Document is the property of  
 the Lake County Recorder!

**STOP**



HATCHED AREA IS THE APPROXIMATE TAKING

OWNER: STAGE, BETTY LEE  
 PARCEL: 204  
 CODE: -  
 PROJECT: STP-N751 ( )  
 ROAD: 45TH AVENUE  
 COUNTY: LAKE  
 SECTION: 30  
 TOWNSHIP: 36 NORTH  
 RANGE: 8 WEST

DRAWN BY: PDD  
 CHECKED BY: MAS 1172007  
 DES. NO.: 9980080, 9980090

DEED RECORD 1298, PAGE 79, DATED JUNE 21, 1965

THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.

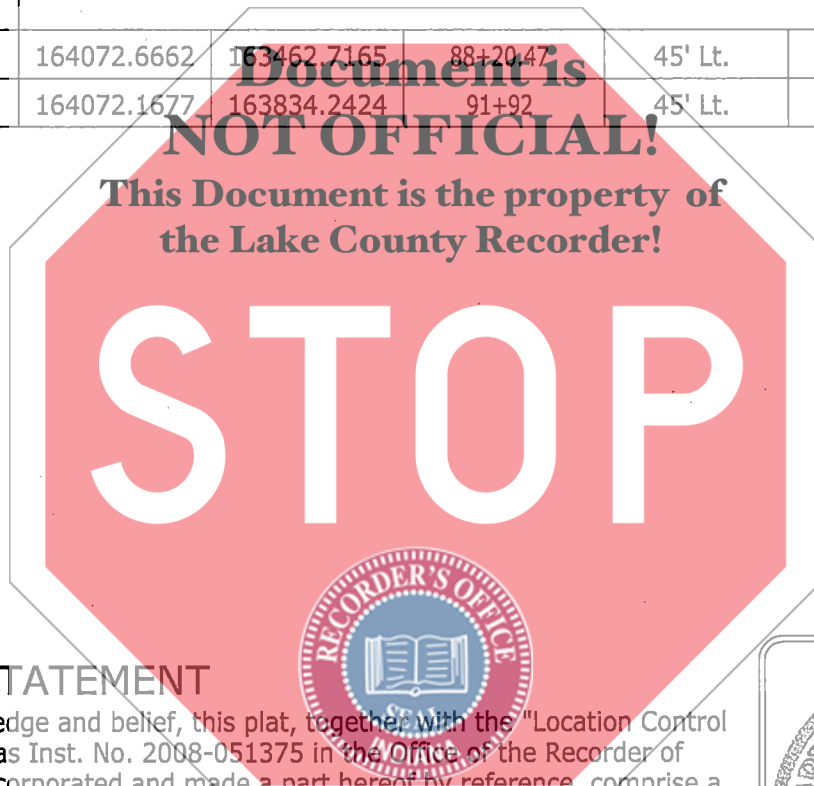
**RIGHT-OF-WAY PARCEL PLAT**  
Prepared For Indiana Department Of Transportation

by: AMERICAN

**STRUCTUREPOINT**  
INC.

**POINT REFERENCE CHART (Feet)**

Point	North	East	Station	Offset	℄
1002	See Location Control Route Survey Plat				
1003					
4120	164072.6662	163462.7165	88+20.47	45' Lt.	LINE-A
4121	164072.1677	163834.2424	91+92	45' Lt.	LINE-A



**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* 12-12-08  
 Mark A. Settlemyre Date  
 Reg. Land Surveyor No. LS20200044  
 State of Indiana



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

OWNER: STAGE, BETTY LEE	DRAWN BY: PDD
PARCEL: 204	CHECKED BY: MAS 1172007
CODE: -	DES. NO.: 9980080,9980090
PROJECT: STP-N751 ( )	
ROAD: 45TH AVENUE	
COUNTY: LAKE	
SECTION: 30	
TOWNSHIP: 36 NORTH	
RANGE: 8 WEST	

AMERICAN STRUCTUREPOINT, INC PROJECT NO. IN19990757

THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.