

2017 OCT -2 AM 9:18

MICHAEL B. BROWN  
RECORDER

2017 066536

3  
Grantee/Mail Tax Bills To:  
Town of Griffith  
111 N. Broad St.  
Griffith, IN 46319

PARCELS: 45-11-02-103-004.000-006  
45-11-02-103-008.000-006

**QUIT-CLAIM DEED**

**THIS INDENTURE WITNESSETH** that JFB Enterprises, LLC, also known as JFB LLC., an Indiana limited liability company, Lawrence E. Fisher and Jeff Beatty, also known as Jeffrey C. Beatty (all collectively hereafter referred to as "Grantor"),

**RELEASES AND QUIT CLAIMS** to the Municipal Town of Griffith (Grantee), of 111 North Broad Street, Griffith, in the State of Indiana, for and in consideration of Ten Dollars (\$10.00) Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following ESCROWANCE FOR TRANSFER the Town of Griffith, Lake County, in the State of Indiana, to-wit:

Tax Parcel Number: 45-11-02-103-008.000-006  
Commonly Known As: 110 S. Broad Street, Griffith, Indiana

**Legal Description:**

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF MAIN STREET SAID SOUTH LINE BEING 40 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER SAID POINT BEING 7.5 FEET WEST OF THE EAST LINE OF LOT 207 IN HART'S ADDITION TO THE TOWN OF GRIFFITH, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 96 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 09 MINUTES EAST, ALONG THE NORTH LINE OF LOTS 207 AND 208 OF SAID HART'S ADDITION, 22.00 FEET TO A POINT WHICH IS 14.5 FEET EAST OF THE WEST LINE OF SAID LOT 208; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 14.5 FEET OF SAID LOT 208, 53.38 FEET; THENCE SOUTHEASTERLY, 124.83 FEET TO A POINT WHICH IS 195.8 FEET SOUTH OF AND 215 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER AS MEASURED AT RIGHT ANGLES FROM THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE WEST, AT RIGHT ANGLES FROM THE EAST LINE OF SAID NORTHWEST QUARTER 23.49 FEET; THENCE SOUTH 31 DEGREES 38 MINUTES 36 SECONDS EAST, 33.34 FEET TO A POINT WHICH IS 224.18 FEET SOUTH OF AND 221.00 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER AS MEASURED AT RIGHT ANGLES FROM THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER 133.92 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE C&E RAILROAD COMPANY;



SEP 29 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

\$25.00

✓ #3561

JFB  
E

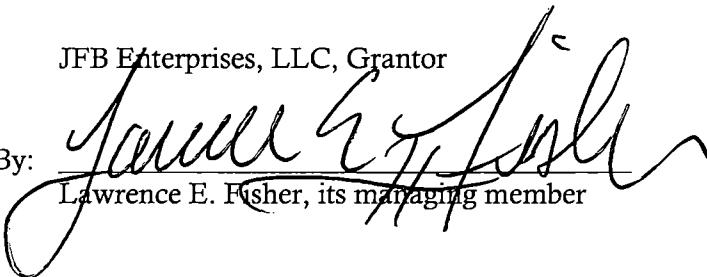
THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 316.54 FEET, MORE OR LESS TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE C&E RAILROAD COMPANY WHICH IS 73.68 FEET SOUTHEASTERLY OF THE NORTHWEST CORNER OF LOT 205 OF SAID HART'S ADDITION; THENCE EASTERLY 78.2 FEET TO A POINT ON THE WEST LINE OF THE EAST 7.5 FEET OF LOT 207 IN SAID HART'S ADDITION; THENCE NORTH 54.85 FEET, PARALLEL WITH THE EAST LINE OF SAID LOT 207 TO A POINT ON THE SOUTH LINE OF MAIN STREET SAID SOUTH LINE BEING 40 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER, SAID POINT BEING THE POINT OF BEGINNING.

Tax Parcel Number: 45-11-02-103-004.000-006  
Commonly Known As: 119 W. Main Street, Griffith, Indiana

Legal Description: A PART OF LOTS 207, 208, 209 AND 210 IN HART'S ADDITION TO THE TOWN OF GRIFFITH AS SHOWN IN PLAT BOOK 2, PAGE 96, IN LAKE COUNTY, INDIANA; ALSO A PART OF THE VACATED 15 FOOT ALLEY LYING SOUTH OF AND ADJACENT TO SAID LOTS; ALSO A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2. TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN; THE ENTIRE PARCEL MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT 195.80 FEET SOUTH OF AND 20 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE WEST AT RIGHT ANGLE TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 195.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED LINE A DISTANCE OF 23.49 FEET; THENCE NORTHWESTERLY A DISTANCE OF 121.98 FEET TO A POINT WHICH IS ON THE EAST LINE OF THE WEST 17.5 FEET OF LOT 207 AND 56.13 FEET SOUTH OF THE NORTHEAST CORNER OF SAID WEST 17.5 FEET OF LOT 207; THENCE NORTH ALONE, THE LAST LINE OF SAID WEST 17.5 FEET OF LOT 207 A DISTANCE OF 56.13 FEET TO THE NORTHEAST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF LOT 207 AND 208 A DISTANCE OF 22.0 FEET TO THE NORTHEAST CORNER OF THE WEST 14.5 FEET OF LOT 208; THENCE SOUTH ALONG THE EAST LINE OF SAID WEST 14.5 FEET OF LOT 208 A DISTANCE OF 53.38 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 124.83 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWN OF GRIFFITH, LAKE COUNTY, INDIANA.

IN WITNESS WHEREOF, the Grantor has executed this Quit-Claim Deed on the 18<sup>th</sup> day of September, 2017.

JFB Enterprises, LLC, Grantor

By:   
Lawrence E. Fisher, its managing member

*Lawrence E. Fisher*  
Lawrence E. Fisher, Grantor  
*Jeff Beatty*  
Jeff Beatty, aka Jeffrey C. Beatty, Grantor

STATE OF INDIANA )  
COUNTY OF JASPER )

**Document is NOT OFFICIAL!**

Before me, the undersigned, a Notary Public for said County and state, personally appeared Lawrence E. Fisher, and acknowledged the execution of the foregoing Quit-Claim Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 18<sup>th</sup> day of September, 2017.

My Commission Expires:



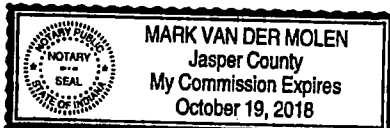
*Mark Van Der Molen*  
Notary Public  
Resident of \_\_\_\_\_ County

STATE OF INDIANA )  
COUNTY OF JASPER )

Before me, the undersigned, a Notary Public for said County and state, personally appeared Jeff Beatty, also known as Jeffrey C. Beatty, and acknowledged the execution of the foregoing Quit-Claim Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 18<sup>th</sup> day of September, 2017.

My Commission Expires:



*Mark Van Der Molen*  
Notary Public  
Resident of \_\_\_\_\_ County

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.  
Robert M. Schwerd

THIS INSTRUMENT PREPARED BY/  
RETURN RECORDED COPY TO:  
SCHWERD, FRYMAN & TORRENGA, LLP  
825 E. Lincolnway  
Valparaiso, Indiana 46383  
(219) 841-5683

*Handwritten mark*