

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 087100

2017 DEC 26 AM 11:00

WARRANTY DEED MICHAEL B. BROWN

RECORDER 125th Ave. & Grant St.
Des. No.: 1401030
Parcel: 12
Page: 1 of 2

THIS INDENTURE WITNESSETH, That TRUST NO. LTEARKAK-101 DATED OCTOBER 9, 2003, EDWARD A. ROMANSKI AND KAREN A. ROMANSKI, AS TRUSTEES WITH A LIFE ESTATE RESERVED TO EDWARD A. ROMANSKI AND KAREN A. ROMANSKI, Grantors, of Lake County, State of Indiana, Convey and Warrant to the CITY OF CROWN POINT, INDIANA, the Grantee, for and in consideration of the sum of Twelve Thousand Eight Hundred and 00/100 Dollars (\$12,800.00) (of which said sum \$7,800.00 represents land and improvements acquired and \$5,000.00 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 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 Grantors hereby specifically acknowledge and agree that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantors, or any successors in title to the abutting lands of the Grantors, 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 Grantors and all successors and assigns.

The undersigned represent and warrant that they are the Trustees of the Trust No. LTEARKAK-101 dated October 9, 2003 that pursuant to the Trust Agreement they have 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to manage the affairs of said Trust and sign and execute documents on its behalf and that said authority has not been revoked, and that they are therefore, fully authorized and empowered to convey to the City of Crown Point, Indiana real estate of this Trust, and that on the date of execution of said conveyance instruments they had full authority to so act.

\$25⁰⁰
10/10
JB

NON-TAXABLE

NO SALES DISCLOSURE NEEDED

DEC 26 2017

029844

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Approved Assessor's Office

By: _____

Project: 125th Ave. & Grant St.
Des. No.: 1401030
Parcel: 12
Page: 2 of 2

IN WITNESS WHEREOF, the said Grantors have executed this instrument this 7 day of October, 2017.

Edward A. Romanski
Signature

Karen A. Romanski
Signature

Edward A. Romanski, Trustee
Printed

Karen A. Romanski, Trustee
Printed

Edward A. Romanski
Signature

Karen A. Romanski
Signature

Edward A. Romanski, as life estate holder
Printed

Karen A. Romanski, as life estate holder
Printed



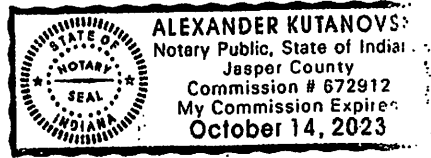
STATE OF INDIANA :
COUNTY OF LAKE : SS:

Before me, a Notary Public in and for said State and County, personally appeared Edward A. Romanski and Karen A. Romanski, Trustees of Trust No. L~~TE~~ARKAK-101 dated October 9, 2003 and Edward A. Romanski and Karen A. Romanski individually as holders of a life estate, the Grantor 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 7 day of November, 2017.

Alex Kutanovski
Signature

Alex Kutanovski
Printed Name
My Commission expires: 10/14/23



I am a resident of Jasper County.

Interests in land acquired by the City of Crown Point
Grantee mailing address:
101 N. East Street
Crown Point, IN 46307

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.

This Instrument Prepared by: Alexander Kutanovski, Attorney at Law, 1504 N. Main Street, Crown Point, IN 46307
Legal Description Prepared by: American Structurepoint, Inc.

EXHIBIT "A"

Project: 1401030

Sheet 1 of 1

Parcel 12 – Fee Simple

Key Number: 45-16-20-226-002.000-041

A part of the Northeast Quarter of Section 20, Township 34 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 EXHIBIT "B", described as follows: Commencing at the Northeast corner of said quarter section: thence North 89 degrees 41 minutes 24 seconds West 401.29 feet along the north line of said quarter section; thence South 0 degrees 00 minutes 00 seconds West along the east line of said parcel, 30.00 feet to the northeast corner of that parcel of land described in the Deed in Trust recorded as Instrument Number 2003-122879 in the Recorder's Office of Lake County, Indiana, said corner being the point of beginning of this description: thence South 0 degrees 00 minutes 00 seconds West along the east line of said parcel, 5.00 feet; thence North 89 degrees 41 minutes 24 seconds West 100.00 feet to the west line of said parcel; thence North 0 degrees 00 minutes 00 seconds East along said west line 5.00 feet; thence South 89 degrees 41 minutes 24 seconds East 100.00 feet to the point of beginning and containing 500 square feet or 0.012 acres, more or less.

This description was prepared for the Indiana Department of Transportation by Tracy L. McGill, Indiana Registered Land Surveyor, License Number 20500009, on the 11th day of October, 2016.

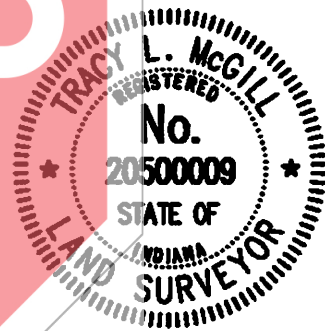
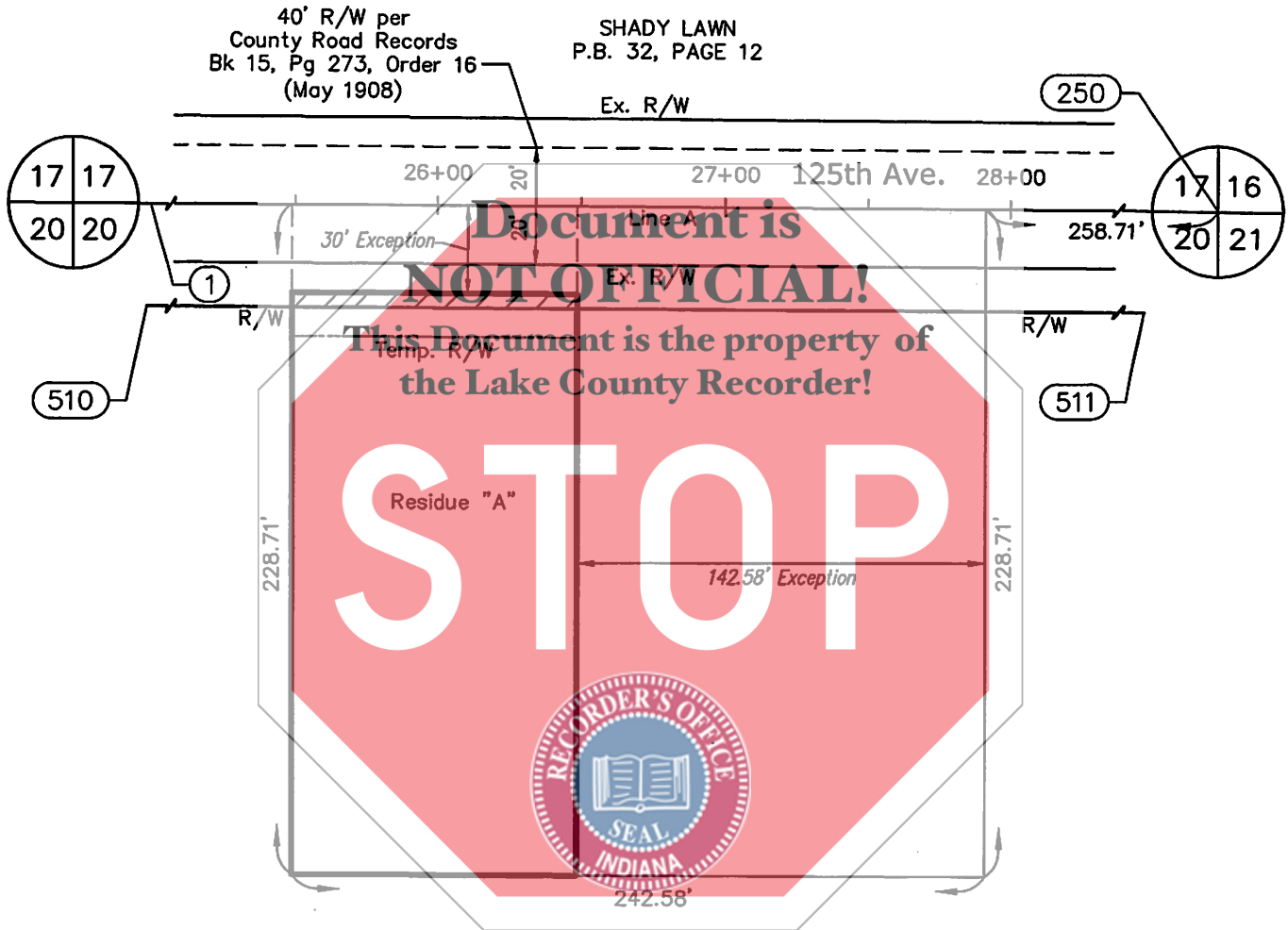
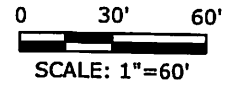


EXHIBIT "B"
RIGHT-OF-WAY PARCEL PLAT
 Prepared For Indiana Department Of Transportation
 by: AMERICAN
STRUCTUREPOINT
 INC.

SHEET 1 OF 2



HATCHED AREA IS THE APPROXIMATE TAKING

OWNER: Trust No. LTEARKAR-101, dated October 9, 2003
 PARCEL: 12
 CODE: N/A
 PROJECT: 1401030
 ROAD: 125th Ave & Grant St
 COUNTY: Lake
 SECTION: 20
 TOWNSHIP: 34 North
 RANGE: 8 West

DRAWN BY: TLM
 CHECKED BY: TLM
 DES. NO.: 1401030

Deed in Trust, Recorded as Inst. No. 2003-122879

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

