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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 087102

2017 DEC 26 AM 11:00

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

Project: 125th Ave. & Grant St.
Des. No.: 1401030
Parcel: 17
Page: 1 of 2

THIS INDENTURE WITNESSETH, That **DIAMOND PEAK GROUP LLC**, Grantor, 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 Thirty-Three Thousand Four Hundred and 00/100 Dollars (\$33,400.00) (of which said sum \$33,400.00 represents land and improvements acquired and \$0.00 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 Lake County 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 hereby specifically acknowledges and agrees that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor, or any successors in title to the abutting lands of the Grantor, 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 and all successors and assigns.

The undersigned represents and warrants that he is a duly elected officer of the Grantor; that the Grantor is a corporation validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full corporate capacity to convey the real estate interest described; that pursuant to resolution of the board of directors or shareholders of the Grantor or the by-laws of the Grantor he has full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; he is, therefore, fully authorized and empowered to convey to the City of Crown Point, Indiana real estate of the Grantor, and that on the date of execution of said conveyance instruments he had full authority to so act; and that all necessary corporate action for the making of this conveyance has been duly taken.

NON-TAXABLE

NO SALES DISCLOSURE NEEDED

DEC 26 2017

Approved Assessor's Office

029846

JOHN E. PETALAS
LAKE COUNTY AUDITOR By: _____

[Handwritten signature]

#25
2017
[Handwritten initials]

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

IN WITNESS WHEREOF, the said Grantor has executed this instrument this ___ day of
November, 2017

Signature

Printed

STATE OF

COUNTY OF

INDIANA

LAKE

SS:

Before me, a Notary Public in and for said State and County, personally appeared Diamond Peak Group LLC, by Marvin Crook, 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 18 day of November, 2017.

Signature

Printed Name

My Commission expires: 6-2-22

I am a resident of LAKE 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.

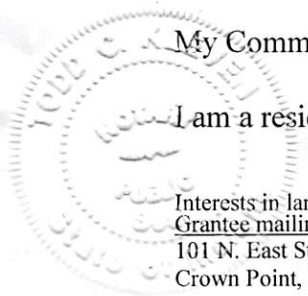
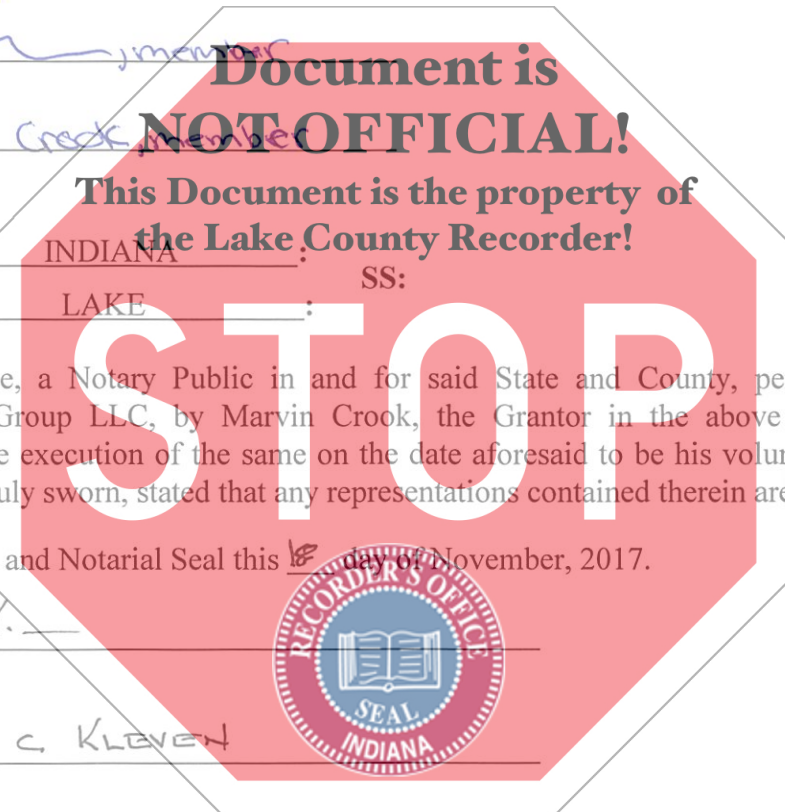


EXHIBIT "A"

Project: 1401030

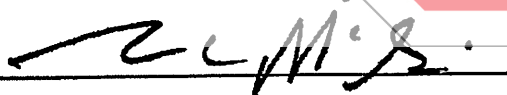
Sheet 1 of 1

Parcel 17 – Fee Simple

Key Number: 45-16-17-480-026.000-042

A part of the Southeast Quarter of Section 17, 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 Southeast corner of said quarter section: thence North 89 degrees 41 minutes 24 seconds West 230.50 feet along the south line of said quarter section to the northeast corner of that parcel of land described in the Limited Liability Company Deed recorded as Instrument Number 2013-079219 in the Recorder's Office of Lake County, Indiana; thence North 00 degrees 08 minutes 59 seconds East 20.00 feet along the west line of said parcel to the north boundary of 125th Avenue and the point of beginning of this description: thence continuing along said east line, North 00 degrees 08 minutes 59 seconds East 10.00 feet to point "502" designated on said plat; thence South 89 degrees 41 minutes 24 seconds East 170.60 feet to point "503" designated on said plat; thence North 38 degrees 51 minutes 36 seconds East 31.82 feet to point "504" designated on said plat; thence North 00 degrees 08 minutes 59 seconds East 242.11 feet to the north line of said parcel; thence South 89 degrees 41 minutes 24 seconds East 20.00 feet along said north line to the west boundary of Grant Street; thence South 00 degrees 08 minutes 59 seconds West 277.00 feet along said west boundary to the intersection with the north boundary of said 125th Avenue; thence North 89 degrees 41 minutes 24 seconds West 210.50 feet along said north boundary to the point of beginning and containing 7,693 square feet or 0.177 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.



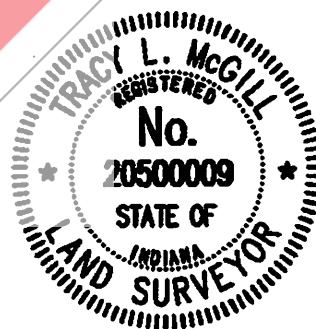
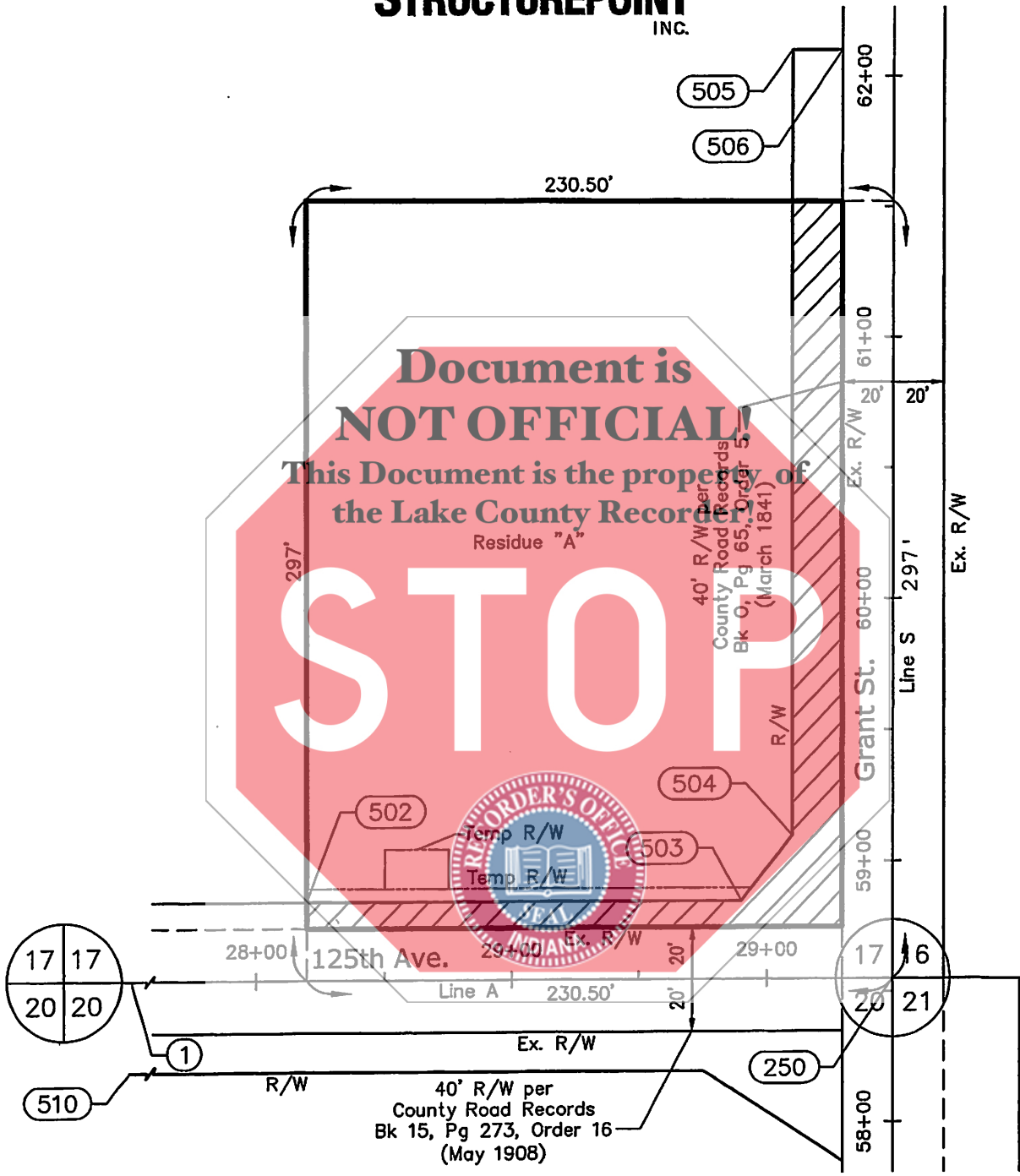
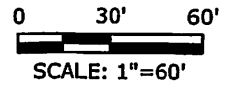


EXHIBIT "B"
RIGHT-OF-WAY PARCEL PLAT
 Prepared For Indiana Department Of Transportation
 by: AMERICAN
STRUCTUREPOINT
 INC.

SHEET 1 OF 2



HATCHED AREA IS THE APPROXIMATE TAKING

OWNER: I-65 Properties, LLC
 PARCEL: 17
 CODE: N/A
 PROJECT: 1401030
 ROAD: 125th Ave & Grant St
 COUNTY: Lake
 SECTION: 17
 TOWNSHIP: 34 North
 RANGE: 8 West

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

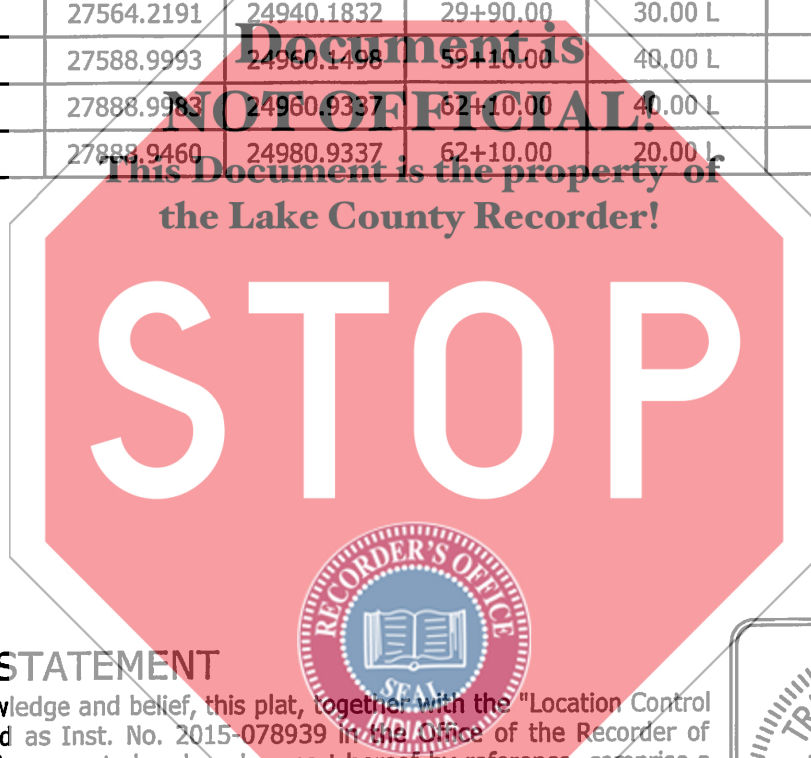
Limited Liability Company Deed, Recorded as
 Inst. No. 2013-079219

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

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

POINT REFERENCE CHART (Feet)

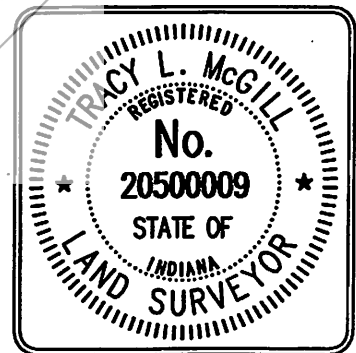
Point	North	East	Station	Offset	℄
1	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
3					
4					
250					
502	27565.1421	24769.5869	+pl(28+19.42)	30.00 L	A
503	27564.2191	24940.1832	29+90.00	30.00 L	A
504	27588.9993	24960.1498	59+10.00	40.00 L	S
505	27888.9983	24960.9337	62+10.00	40.00 L	S
506	27888.9460	24980.9337	62+10.00	20.00 L	S



SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Inst. No. 2015-078939 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").

Tracy L. McGill
 Tracy L. McGill 10/11/2016
 Reg. Land Surveyor No. 20500009
 State of Indiana



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

OWNER: I-65 Properties, LLC
 PARCEL: 17
 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

AMERICAN STRUCTUREPOINT, INC PROJECT NO. 2013.00963

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