

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2019 020590

2019 APR -8 PM 12: 59

MICHAEL B. BROWN
RECORDER

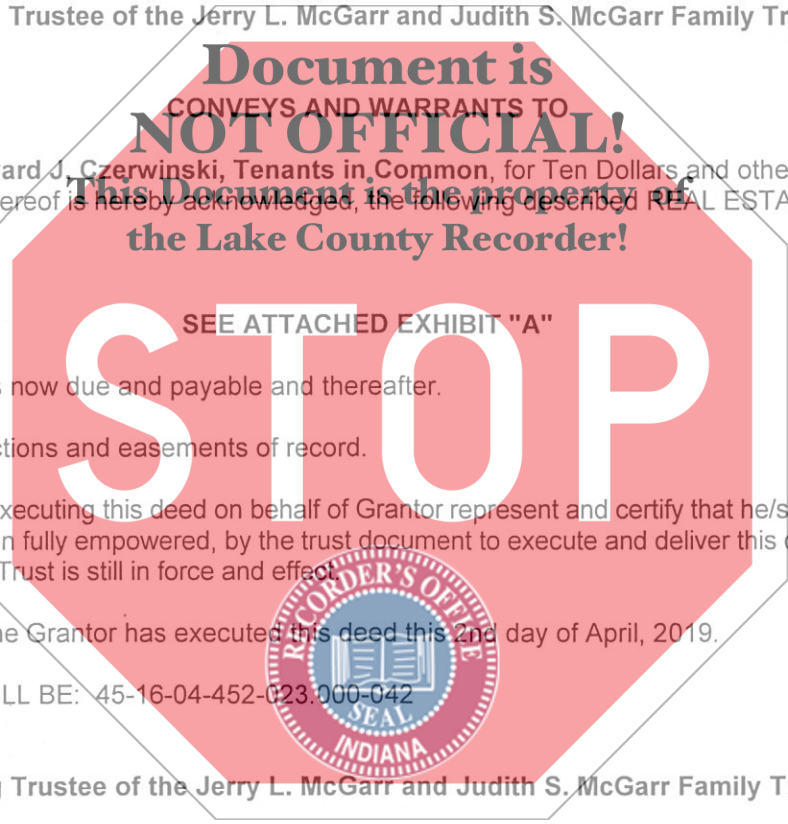
Tax ID No.
45-16-04-452-007.000-042 (SPLIT)

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH THAT

Jerry L. McGarr, Surviving Trustee of the Jerry L. McGarr and Judith S. McGarr Family Trust dated February 1, 1997

Raymond R. Linz and Edward J. Czerwinski, Tenants in Common, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to-wit:



Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

The undersigned person(s) executing this deed on behalf of Grantor represent and certify that he/she/they is/are duly authorized and has/have been fully empowered, by the trust document to execute and deliver this deed; that said Trust has not been amended and said Trust is still in force and effect.

IN WITNESS WHEREOF, the Grantor has executed this deed this 2nd day of April, 2019.

NEW TAX I.D. NUMBER WILL BE: 45-16-04-452-023.000-042

Jerry L. McGarr, Surviving Trustee of the Jerry L. McGarr and Judith S. McGarr Family Trust dated February 1, 1997

Jerry L. McGarr - Trustee
By: Jerry L. McGarr
Title: Surviving Trustee

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

APR 05 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

MTC File No.: 19-8026 (TD)

Page 1 of 3

22638

HOLD FOR MERIDIAN TITLE COF

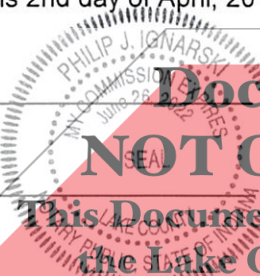
*25.
6/3/18
D*

State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Jerry L. McGarr, Surviving Trustee of Jerry L. McGarr, Surviving Trustee of the Jerry L. McGarr and Judith S. McGarr Family Trust dated February 1, 1997** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 2nd day of April, 2019.

My Commission Expires: _____



Philip J. Ignarski
Signature of Notary Public

Document is NOT OFFICIAL!

Printed Name of Notary Public _____

This Document is the property of the Lake County Recorder!

Notary Public County and State of Residence _____

This instrument was prepared by:

Debra A. Guy, Attorney-at-Law, IN #24473-71 MI #P69602
202 S. Michigan Street, Ste. 300, South Bend, IN 46601

Property Address:

1670 East North Street
Crown Point, IN 46307

Grantee's Address and Mail Tax Statements To:

P.O. BOX 563

St. John, IN 46373



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. Debra A. Guy

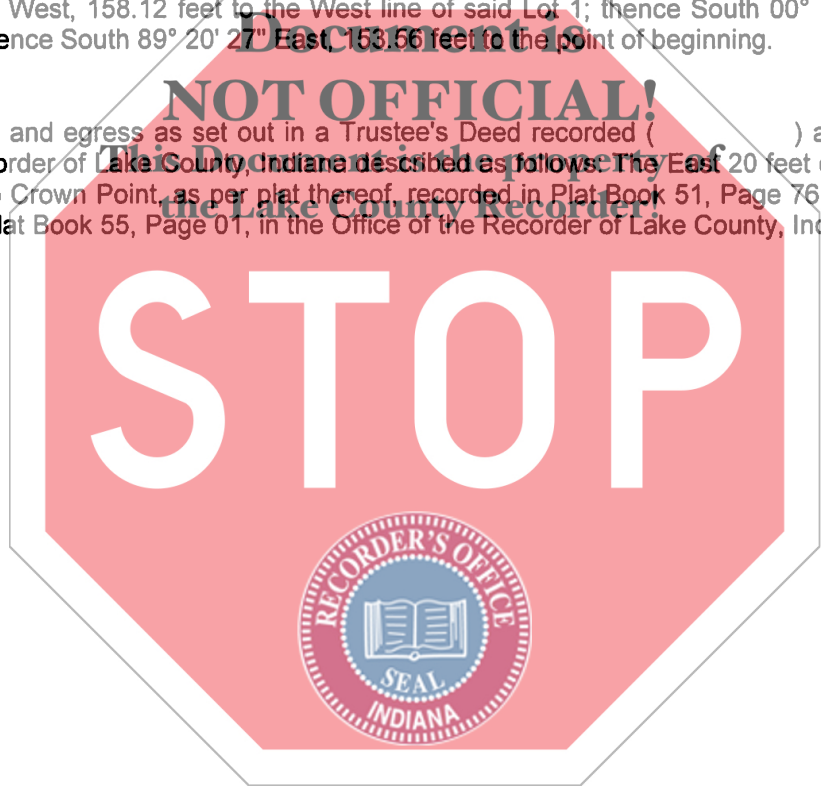
EXHIBIT A

Parcel I:

The North 310.0 feet of the South 710.0 feet of Lot 1 in McGarr Addition to Crown Point, as per plat thereof, recorded in Plat Book 51 page 76 and also as per Plat of Correction, recorded in Plat Book 55 page 01, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing at the Southeast corner of said Lot 1, said point being 2104.69 feet West of the Southeast corner of Section 4, Township 34 North, Range 8 West of the Second Principal Meridian and 40.0 feet North; thence North 00° 39' 33" East, 400.00 feet along the East line of said Lot 1 to the point of beginning; thence continue North 00° 39' 33" East, 310.0 feet along the East line of said Lot 1; thence North 89° 20' 27" West, 158.12 feet to the West line of said Lot 1; thence South 00° 11' 00" East along said West line, 310.03 feet; thence South 89° 20' 27" East, 153.66 feet to the point of beginning.

Parcel II:

An Easement for ingress and egress as set out in a Trustee's Deed recorded () as Instrument Number () in the Office of the Recorder of Lake County, Indiana described as follows: The East 20 feet of the South 710 feet of Lot 1, McGarr Addition to Crown Point, as per plat thereof, recorded in Plat Book 51, Page 76 and also as per Plat of Correction, recorded in Plat Book 55, Page 01, in the Office of the Recorder of Lake County, Indiana

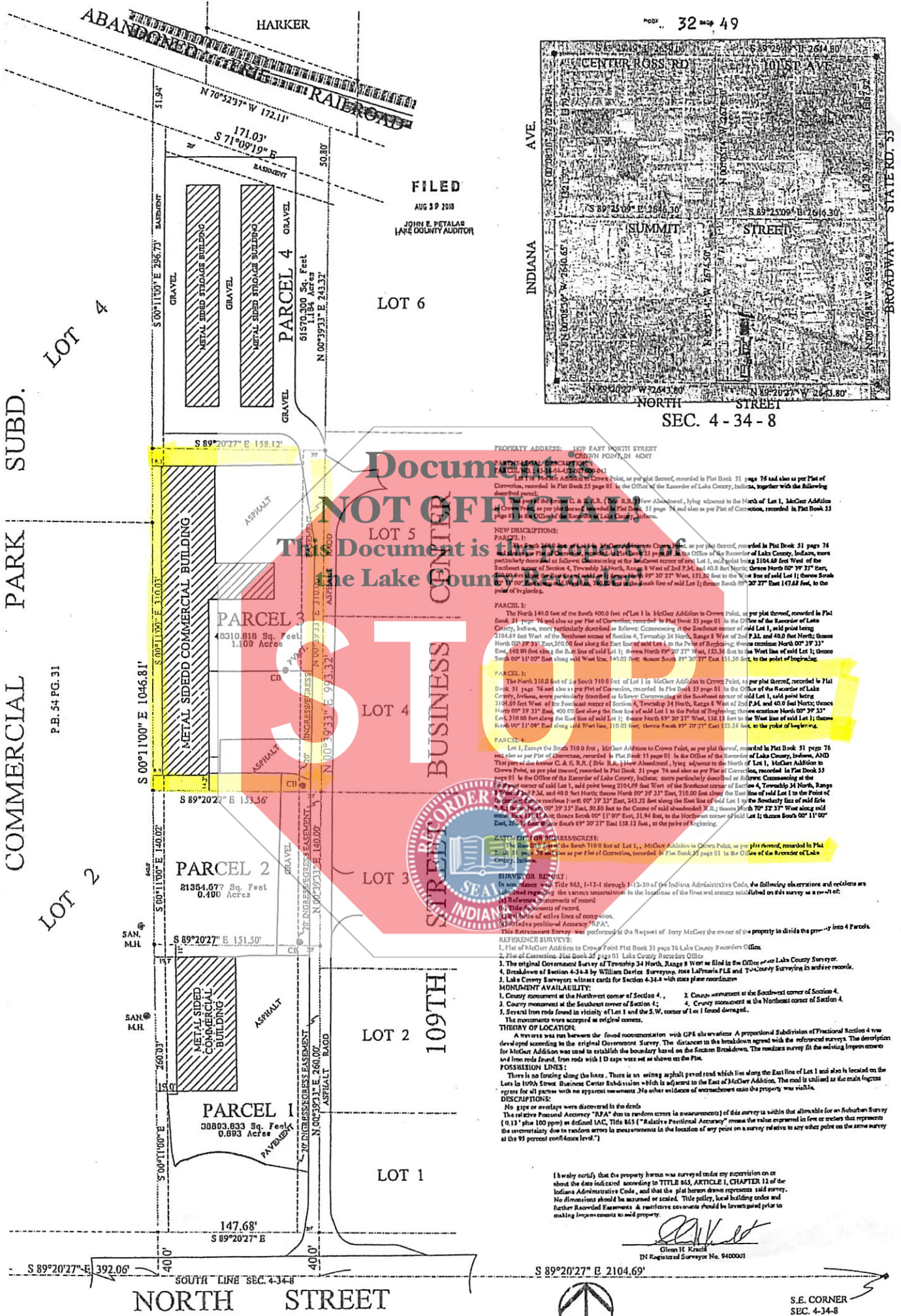


PLAT OF SURVEY

2018 059278

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
AUG 29 AM 9:16
MICHAEL B. BROWN
RECORDER

MOD. 32 PAGE 49



FILED
AUG 3 P 2018
JOHN E. PETALAS
LAKE COUNTY AUDITOR



Document NOT OFFICIAL
This Document is the property of the Lake County Recorder's Office

PROPERTY ADDRESS: 1670 EAST NORTH STREET
CROWN POINT, IN 46307

PARCEL 1: 308803.833 Sq. Feet 0.893 Acres
PARCEL 2: 21364.677 Sq. Feet 0.490 Acres
PARCEL 3: 48310.818 Sq. Feet 1.100 Acres
PARCEL 4: 61570.300 Sq. Feet 1.414 Acres

NEW DESCRIPTIONS:
PARCEL 1:
The North 140.0 feet of the South 400.0 feet of Lot 1 is, McGarr Addition to Crown Point, as per plat thereof, recorded in Plat Book 51 page 76 and also as per Plat of Correction, recorded in Plat Book 55 page 01 in the Office of the Recorder of Lake County, Indiana, together with the following description:
Beginning at the Southeast corner of said Lot 1, said point being 2104.69 feet East of the Southeast corner of Section 4, Township 34 North, Range 3 West of 2nd P.M. and 40.0 feet North; thence North 00° 39' 33" East, 140.0 feet along the East line of said Lot 1; thence North 89° 20' 27" East, 153.36 feet to the West line of said Lot 1; thence South 00° 11' 00" East along said West line, 147.68 feet; thence South 89° 20' 27" East, 153.36 feet, to the point of beginning.

PARCEL 2:
The North 310.0 feet of the South 710.0 feet of Lot 1 is, McGarr Addition to Crown Point, as per plat thereof, recorded in Plat Book 51 page 76 and also as per Plat of Correction, recorded in Plat Book 55 page 01 in the Office of the Recorder of Lake County, Indiana, together with the following description:
Beginning at the Southeast corner of said Lot 1, said point being 2104.69 feet East of the Southeast corner of Section 4, Township 34 North, Range 3 West of 2nd P.M. and 40.0 feet North; thence North 00° 39' 33" East, 310.0 feet along the East line of said Lot 1; thence North 89° 20' 27" East, 153.36 feet to the West line of said Lot 1; thence South 00° 11' 00" East along said West line, 147.68 feet; thence South 89° 20' 27" East, 153.36 feet, to the point of beginning.

PARCEL 3:
The North 310.0 feet of the South 710.0 feet of Lot 1 is, McGarr Addition to Crown Point, as per plat thereof, recorded in Plat Book 51 page 76 and also as per Plat of Correction, recorded in Plat Book 55 page 01 in the Office of the Recorder of Lake County, Indiana, together with the following description:
Beginning at the Southeast corner of said Lot 1, said point being 2104.69 feet East of the Southeast corner of Section 4, Township 34 North, Range 3 West of 2nd P.M. and 40.0 feet North; thence North 00° 39' 33" East, 310.0 feet along the East line of said Lot 1; thence North 89° 20' 27" East, 153.36 feet to the West line of said Lot 1; thence South 00° 11' 00" East along said West line, 147.68 feet; thence South 89° 20' 27" East, 153.36 feet, to the point of beginning.

PARCEL 4:
Lot 1, Except the South 710.0 feet, McGarr Addition to Crown Point, as per plat thereof, recorded in Plat Book 51 page 76 and also as per Plat of Correction, recorded in Plat Book 55 page 01 in the Office of the Recorder of Lake County, Indiana, AND that parcel known as C. & R. J. (D. R. B.) New Abnango, lying adjacent to the North of Lot 1, McGarr Addition to Crown Point, as per plat thereof, recorded in Plat Book 51 page 76 and also as per Plat of Correction, recorded in Plat Book 55 page 01 in the Office of the Recorder of Lake County, Indiana, more particularly described as follows:
Commencing at the Southeast corner of said Lot 1, said point being 2104.69 feet East of the Southeast corner of Section 4, Township 34 North, Range 3 West of 2nd P.M. and 40.0 feet North; thence North 00° 39' 33" East, 40.0 feet along the East line of said Lot 1; thence North 89° 20' 27" East, 153.36 feet to the West line of said Lot 1; thence South 00° 11' 00" East along said West line, 147.68 feet; thence South 89° 20' 27" East, 153.36 feet, to the point of beginning.

EAST-TIERED ON PROGRESS:
The East-Tiered on Progress of the South 710.0 feet of Lot 1, McGarr Addition to Crown Point, as per plat thereof, recorded in Plat Book 51 page 76 and also as per Plat of Correction, recorded in Plat Book 55 page 01 in the Office of the Recorder of Lake County, Indiana.

SUBMITTER'S REPORT:
In accordance with Title 845, I-12-1 through I-12-30 of the Indiana Administrative Code, the following observations and relations are submitted regarding the various uncertainties in the location of the lines and corners established on this survey as a result of:
(1) The monuments of record.
(2) The monuments of record.
(3) The monuments of record.
(4) The monuments of record.

REFERENCE SURVEYS:
1. Plat of McGarr Addition to Crown Point Plat Book 51 page 76 Lake County Recorder's Office.
2. Plat of Correction Plat Book 55 page 01 Lake County Recorder's Office.
3. The original Government Survey of Township 34 North, Range 3 West as filed in the Office of the Lake County Surveyor.
4. Breakdowns of Section 4-34-8 by William Davies Surveying, Inc. LaPorte, IN and T-C County Surveying in archive records.
5. Lake County Surveyors witness cards for Section 4-34-8 with state plane coordinates.

MONUMENT AVAILABILITY:
1. County monument at the Northwest corner of Section 4.
2. County monument at the Southwest corner of Section 4.
3. County monument at the Southeast corner of Section 4.
4. County monument at the Northeast corner of Section 4.
5. Several iron rods found in vicinity of Lot 1 and the S.W. corner of Lot 1 found damaged.
The monuments were accepted as original corners.

TITLETY OF LOCATION:
A traverse was run between the found monumentation with GPS observations. A proportional subdivision of Fractional Section 4 was developed according to the original Government Survey. The distance to the breakdown agreed with the reference survey. The description for McGarr Addition was used to establish the boundary based on the Section Breakdown. The reference survey fit the existing survey error and iron rods found. Iron rods with I D caps were set as shown on the Plan.

POSSIBLITY LINES:
There is no fencing along the lines. There is an existing asphalt paved road which lies along the East line of Lot 1 and also is located on the Lots in 109th Street Business Center Subdivision which is adjacent to the East of McGarr Addition. The road is utilized as the main access system for all parties with no apparent easements. No other evidence of encroachments exists the property was visible.

DISCREPANCIES:
No gaps or overlaps were discovered in the deeds.
The relative Precision Accuracy "RPA" due to random errors in measurements of this survey is within that allowable for an Suburban Survey (0.13' plus 100 ppm) as defined IAC, Title 845 ("Relative Precision Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level.)

I hereby certify that the property herein was surveyed under my supervision or control and that the data indicated according to TITLE 845, ARTICLE I, CHAPTER 12 of the Indiana Administrative Code, and that the plat herein drawn represents said survey. No dimensions should be measured or scaled. Title, local building codes and other recorded easements & restrictive covenants should be investigated prior to making improvements to said property.

Glenn H. Kracht
IN Registrar of Surveyors No. 9400001

DATE:
20, 2013
NO.: 131498
HEET 1 of 1

PREPARED FOR:
JERRY L. Mc GARR
1670 NORTH STREET
CROWN POINT, IN 46307

PLAT OF SURVEY
Mc GARR ADDITION TO CROWN POINT
S. E. 1/4 SEC. 4-34-8
CENTER TWP. LAKE COUNTY, IN.

GKA GLENN KRACHT ASSOCIATES
314 FAIRFIELD DRIVE CROWN POINT, IN 46307 PHONE: 219-663-8623
EMAIL: GKACHT@COMCAST.NET FAX: 219-663-8943