

2019-067858

2019 October 3

9:12:38 AM

WARRANTY DEED

Form WD-1  
Revised 05/2019

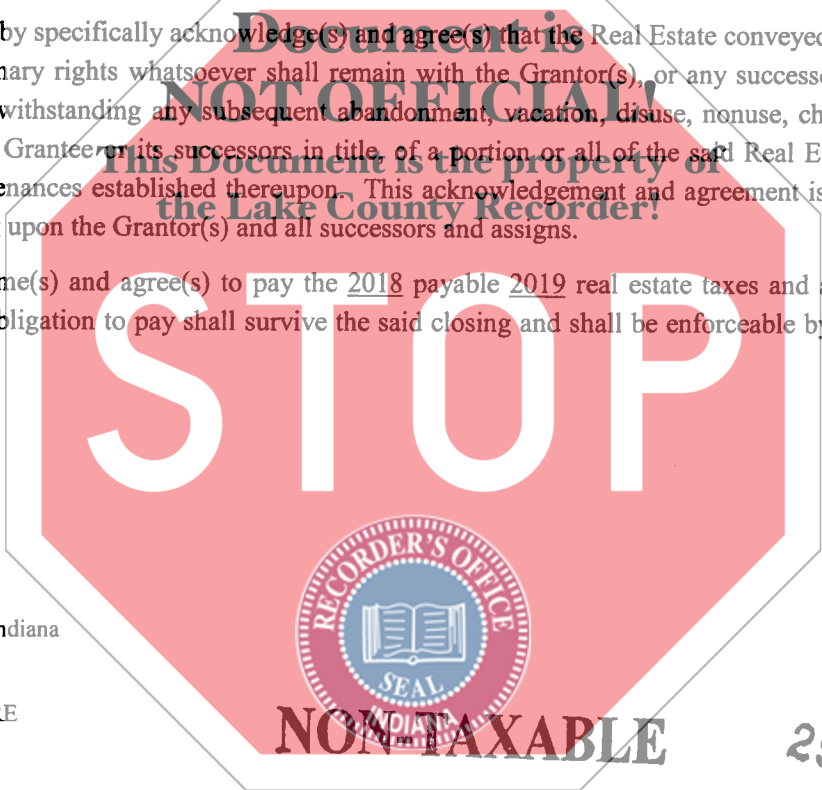
Project:	1602141
Code:	6516
Parcel:	4
Page:	1 of 3

THIS INDENTURE WITNESSETH, That Ronald D. Rospond and Juliana B. Rospond, husband and wife, the Grantor(s) of Lake County, State of Indiana Convey(s) and Warrant(s) to the **STATE OF INDIANA**, the Grantee, for and in consideration of the sum of Five thousand eight hundred fifty and 00/100 Dollars (\$5,850.00) (of which said sum \$5,850.00 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(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.

The grantor(s) assume(s) and agree(s) to pay the 2018 payable 2019 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 State in the event of any non-payment.



Interests in land acquired by the Indiana Department of Transportation  
Grantee mailing address:  
100 North Senate Avenue N601 RE  
Indianapolis, Indiana 46204-2219  
I.C. 8-23-7-31



OCT 02 2019

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

29313

NC  
AK

FE

IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument this 15<sup>TH</sup>  
day of August, 2019.

Ronald D. Rospond (Seal)  
Signature

Ronald D. Rospond, husband  
Printed Name

Juliana B. Rospond (Seal)  
Signature

Juliana B. Rospond, wife  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF INDIANA:  
COUNTY OF LAKE:

Before me, a Notary Public in and for said State and County, personally appeared Ronald D. Rospond and Juliana B. Rospond, husband and wife, 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.

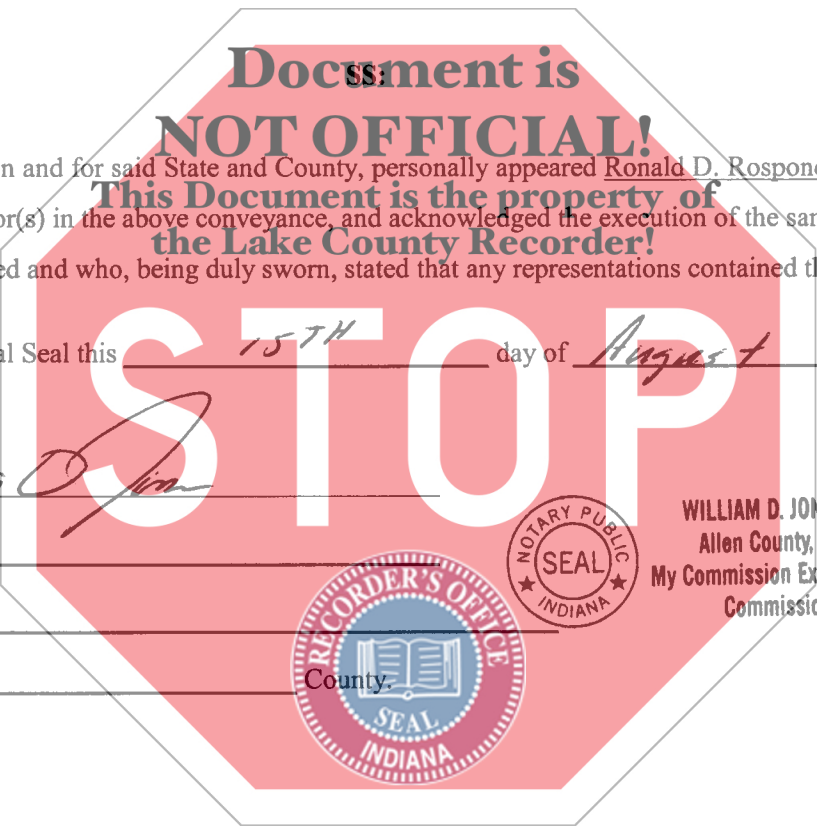
Witness my hand and Notarial Seal this 15<sup>TH</sup> day of August, 2019.

Signature William D. Jones

Printed Name \_\_\_\_\_

My Commission expires \_\_\_\_\_

I am a resident of \_\_\_\_\_ County.



WILLIAM D. JONES, Notary Public  
Allen County, State of Indiana  
My Commission Expires August 11, 2023  
Commission No. 671504

P. 3 of 3

Code: 6516

Parcel: 4

This instrument was prepared by:

Christopher W. Hollman  
Deputy Attorney General  
Attorney No. 33937-49  
Office of the Attorney General  
302 W. Washington Street, 5<sup>th</sup> Floor  
Indianapolis, IN 46204-2770

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.



Christopher W. Hollman

**Document is NOT OFFICIAL!**

**This Document is the property of the Lake County Recorder!**

**Grantee's Mailing Address:**

Indiana Dept. of Transportation  
Real Estate Division  
100 North Senate Avenue, Room N642  
Indianapolis, IN 46204-2219

I.C. 8-23-7-31

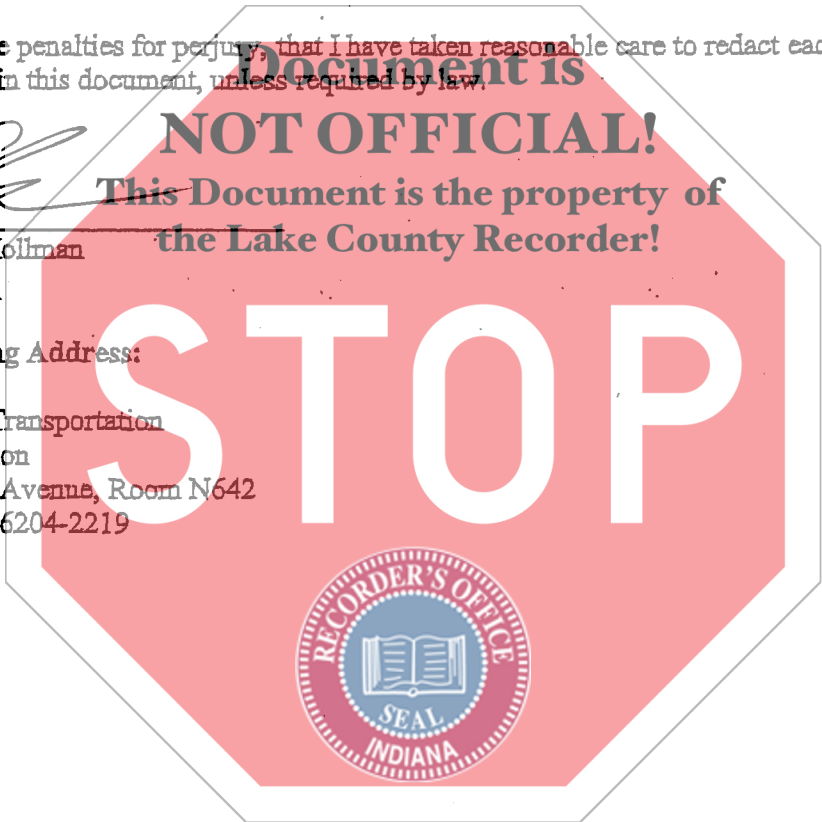


EXHIBIT "A"

Project: 1602141  
Parcel: 4 Fee Simple  
Tax ID No: 45-16-09-154-001.000-042  
Form: WD-1

Sheet 1 of 1  
Code: 6516

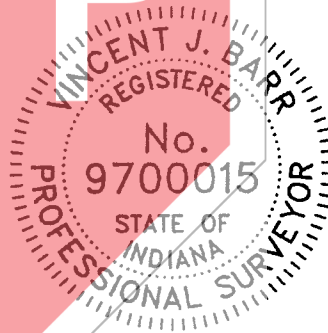
A part of the West Half of the Northwest Quarter of Section 9, Township 34 North, Range 8 West, Lake County, Indiana, and being that part of the grantor(s) land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked EXHIBIT "B", described as follows: BEGINNING on the west line of said section, which point is the intersection of the centerline of State Road 55 (Indiana Avenue) and the centerline of U.S. 231 (Joliet Street) designated as point "501" on said Parcel Plat; thence South 73 degrees 12 minutes 26 seconds East 57.00 feet along the centerline of said U.S. 231; thence South 16 degrees 47 minutes 34 seconds West 30.00 feet to the northern line of the grantor(s) land designated as point "1005" on said Parcel Plat; thence South 35 degrees 11 minutes 04 seconds West 28.61 feet to the west line of the grantor(s) land designated as point "1006" on said Parcel Plat; thence North 89 degrees 30 minutes 37 seconds West 30.00 feet to the west line of said section and the centerline of said State Road 55; thence North 0 degrees 29 minutes 23 seconds East 68.32 feet along said west line and along said centerline to the POINT OF BEGINNING and containing 0.064 acres, more or less, inclusive of the presently existing right-of-way which contains 0.040 acres, more or less.

**This Document is the property of the Lake County Recorder!**

This description was prepared for the Indiana Department of Transportation by the following:

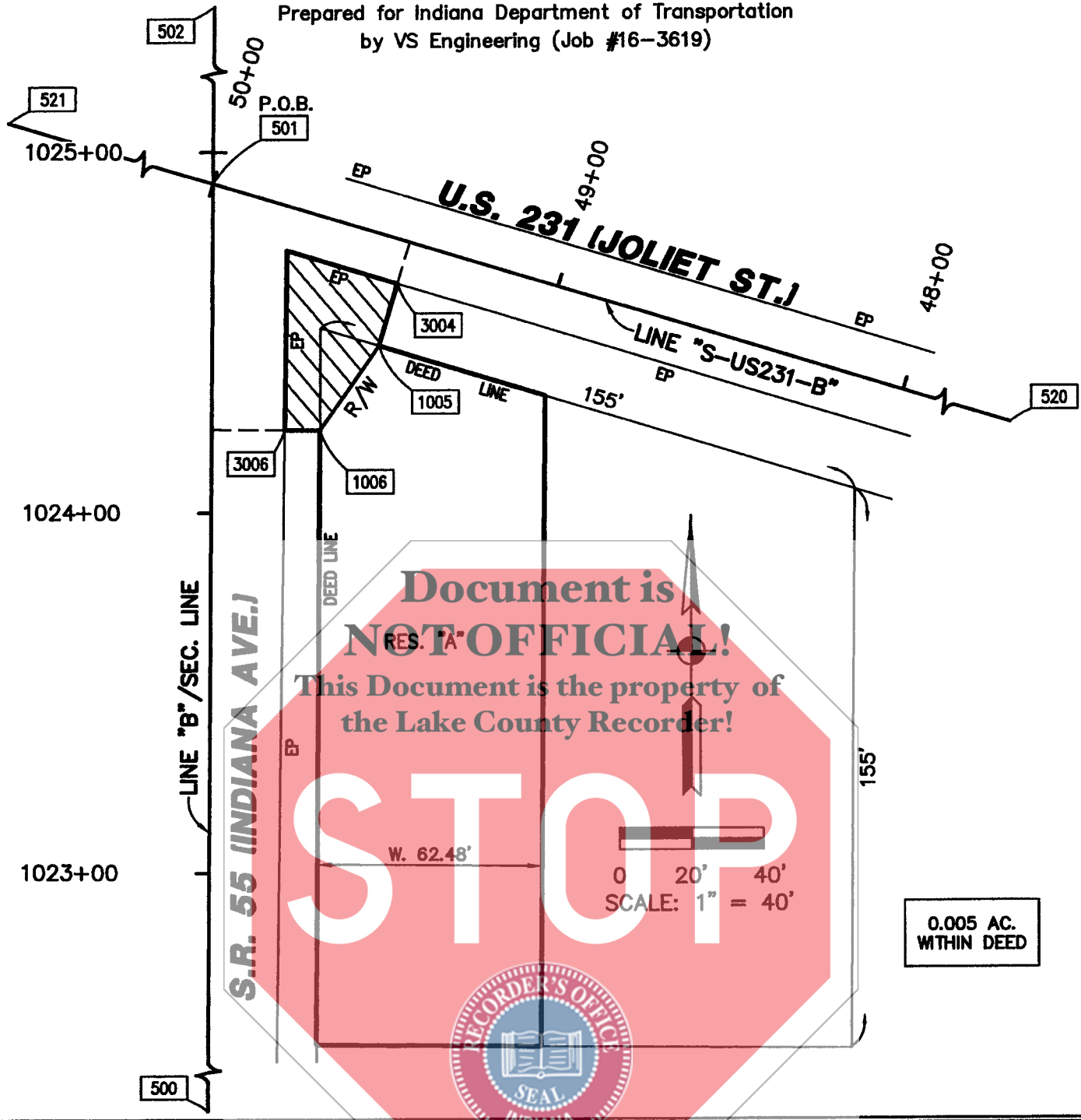
*VJB*  
*Vincent J. Barr 12/08/15*

V.S. Engineering, Inc.  
Vincent J. Barr, P.S.  
Professional Surveyor No. 9700015  
State of Indiana



# RIGHT-OF-WAY PARCEL PLAT

Prepared for Indiana Department of Transportation  
by VS Engineering (Job #16-3619)



Document is  
**NOT OFFICIAL!**  
RES. TA  
This Document is the property of  
the Lake County Recorder!


**STOP**

W. 62.48'

0 20' 40'  
SCALE: 1" = 40'

0.005 AC.  
WITHIN DEED



PARCEL: 4	OWNER: ROSPOND, RONALD D. ET UX.	DES. NO.: 1602141
CODE: 6516		DRAWN BY: G.L. SMITH 11/01/2018
PROJECT: 1602141	 HATCHED AREA IS THE APPROXIMATE TAKING	CHECKED BY: V.J. BARR 11/30/2018
COUNTY: LAKE		
ROAD: S.R. 55 & U.S. 231		
SECTION: 9		
TOWNSHIP: 34 N.	NOTE: DIMENSIONS SHOWN HEREIN ARE ENGLISH.	
RANGE: 8 W.		

INST. No 2000051952, DATED 07/19/2000  
TAX ID No. 45-16-09-154-001.000-042

DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS.

PARCEL COORDINATE CHART (shown in feet)						
Point	Centerline	Station	Offset	Lt./Rt.	Northing	Easting
1005	S-US231-B	49+43.00	30.00'	Lt.	29,574.0778	30,024.3188
1006	B	1024+23.00	30.00'	Rt.	29,550.6925	30,007.8316
3004	S-US231-B	49+43.00	12.00'	Lt.	29,591.3102	30,029.5190
3006	B	1024+23.00	20.24'	Rt.	29,550.7760	29,998.0685
500	SEE LOCATION CONTROL ROUTE SURVEY PLAT					
501						
502						
520						
521						

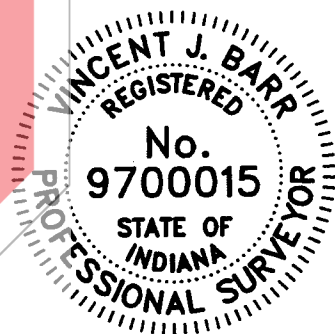
NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES.



To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Instrument No. 2017022519 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").

*Vincent J. Barr*  
 12/04/2018

VS ENGINEERING, INC.  
 VINCENT J. BARR, P.S.  
 PROFESSIONAL SURVEYOR No. 9700015  
 STATE OF INDIANA



PARCEL: 4	OWNER: ROSPOND, RONALD D. ET UX.	DES. NO.: 1602141
CODE: 6516		DRAWN BY: G.L SMITH 11/01/2018
PROJECT: 1602141		CHECKED BY: V.J BARR 11/30/2018
COUNTY: LAKE		
ROAD: S.R. 55 & U.S. 231		
SECTION: 9		
TOWNSHIP: 34 N.	NOTE: DIMENSIONS SHOWN HEREIN ARE ENGLISH.	
RANGE: 8 W.		