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RECORDED AS PRESENTED STATE OF INDIANA
MICHAEL B BROWN LAKE COUNTY
RECORDER FILED FOR RECORD

2019-072521

2019 October 23

10:58:38 AM

Tax ID No.45-09-16-351-001.000-021

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Park and Recreation Board of the Parks and Recreation District of Lake Station, Indiana

CONVEY(S) AND WARRANT(S) TO

Indiana-American Water Company, Inc. an Indiana public utility corporation, 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:

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!
SEE ATTACHED EXHIBIT "A"

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

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 22nd day of October, 2019.


Chris Anderson, Mayor of the City of Lake Station,
Park and Recreation Board of the Parks and Recreation
District of Lake Station, Indiana



30029


Brenda Samuels, Clerk-Treasurer of the City of Lake
Station, Park and Recreation Board of the Parks and
Recreation District of Lake Station, Indiana

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

OCT 23 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

MTC File No.: 19-28370 (WD)

Page 1 of 3

HOLD FOR MERIDIAN TITLE COR

25.00
6753
AR

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 **Chris Anderson, Mayor of the City of Lake Station, Park and Recreation Board of the Parks and Recreation District of Lake Station, Indiana AND Brenda Samuels, Clerk-Treasurer of the City of Lake Station, Park and Recreation Board of the Parks and Recreation District of Lake Station, Indiana** 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 22nd day of October, 2019.

6/26/22

My Commission Expires:

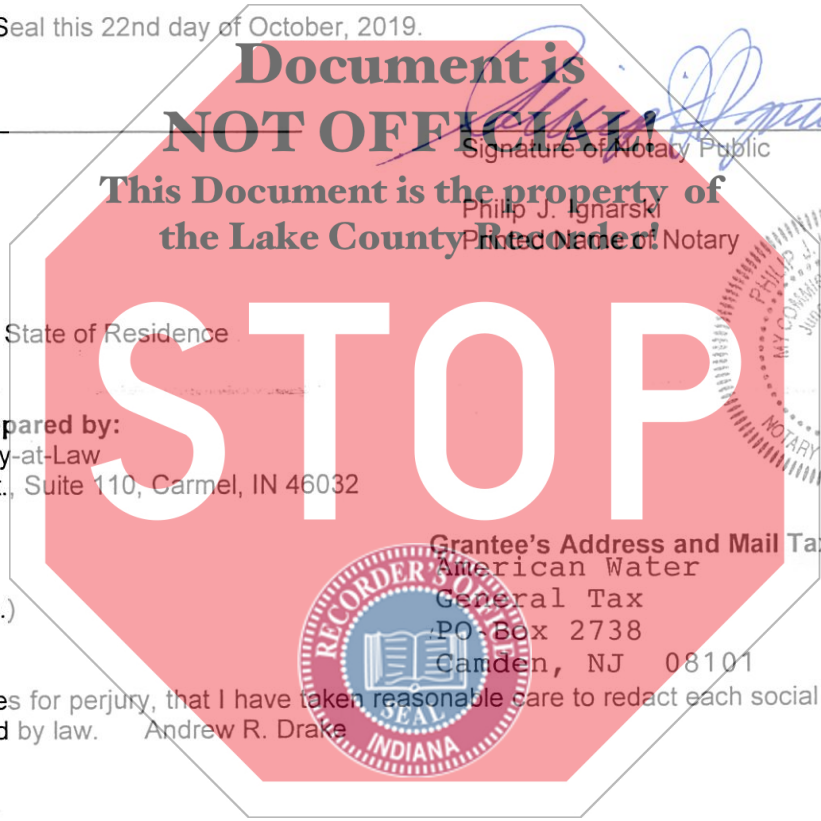
NPO655004
Commission No.

Lake County, IN
Notary Public County and State of Residence

This instrument was prepared by:
Andrew R. Drake, Attorney-at-Law
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

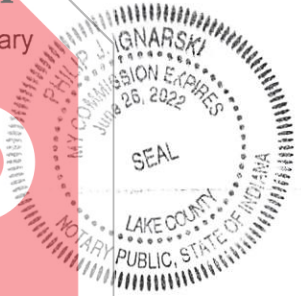
Property Address:
Approx. 2701 Ripley
(East of 2nd 51 at 29th Ave.)
Lake Station, IN 46405

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. Andrew R. Drake



Philip J. Ignarski
Signature of Notary Public

Philip J. Ignarski
Printed Name of Notary



Grantee's Address and Mail Tax Statements To:
American Water
General Tax
PO Box 2738
Camden, NJ 08101

EXHIBIT "A"

Part of the West Half of the Southwest Quarter of Section 16, Township 36 North, Range 7 West of the Second Principal Meridian, in the City of Lake Station, Lake County, Indiana, surveyed by Steven A. Jones, Indiana Professional Surveyor 2020010, and shown on an ALTA/NSPS Land Title Survey dated October 4, 2019, DLZ Project 1764-1374-90, more particularly described as follows:

Commencing at the Southwest corner of said Section 16, thence North 00° 31' 02" West (this and all subsequent bearings based on the Indiana Coordinate System of 1983, West zone), 650.15 feet along the West line of said Section 16; thence North 90° 00' 00" East, 48.18 feet to a 5/8 inch rebar with cap stamped "DLZ FIRM 0058" (hereinafter referred to as "Rebar") on the East Right of Way line of US 6/State Road 51/Ripley Street as described in deed to the State of Indiana, recorded May 6, 1976 as document 348884 in the Office of the Recorder of said County and the Point of Beginning; thence North 01° 07' 08" West, 5.49 feet along said East Right of Way line; thence Northerly 274.38 feet along said line being a curve concave to the Easterly, having a radius of 1377.39 feet and a chord bearing North 04° 35' 16" East, 273.93 feet; thence North 06° 58' 37" East, 10.20 feet along said line to a rebar; thence North 90° 00' 00" East, 208.00 feet to a rebar; thence South 03° 41' 28" West, 108.39 feet to a rebar; thence South 11° 16' 28" West, 184.00 feet to a rebar; thence North 90° 00' 00" West, 189.04 feet to the Point of Beginning, containing 1.380 acres, more or less.

TOGETHER WITH; A strip of land of variable width, being part of the West Half of the Southwest Quarter of Section 16, Township 36 North, Range 7 West of the Second Principal Meridian, in the City of Lake Station, Lake County, Indiana, lying each side of the following describe line: Commencing at the Southwest corner of said Section 16, thence North 00° 31' 02" West (this and all subsequent bearings based on the Indiana Coordinate System of 1983, West Zone), 965.66 feet along the West line of said Section 16; thence South 89° 22' 26" East, 77.26 feet to the East Right of Way line of US 6/State Road 51/Ripley Street as described in Deed to the State of Indiana, recorded May 6, 1976 as document 348884 in the Office of the Recorder of said County and the Point of Beginning of the 15 foot wide portion of said strip; thence South 89° 22' 26" East, 211.16 feet to the beginning of the 10 foot wide portion of said strip; thence South 03° 11' 28" West, 133.10 feet; thence South 11° 24' 50" West, 18.34 feet; thence South 49° 37' 38" West, 8.07 feet to the Point of Terminus on the East line of the above described parcel.

The sidelines of said strip to be shortened or lengthened to terminate at said East Right of Way line and the East line of the above described parcel.

