



OFFICE OF THE LAKE COUNTY RECORDER

LAKE COUNTY GOVERNMENT CENTER
2293 NORTH MAIN STREET
CROWN POINT, INDIANA 46307



MICHAEL B. BROWN
Recorder

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LAKE COUNTY INDIANA RECORDER

COVER PAGE FOR

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MICHAEL B BROWN LAKE COUNTY
RECORDER FILED FOR RECORD

STOP

2019-072555

2019 October 23

11:53:52 AM



Type of
Document

Quit Claim Deed

AMOUNT \$ 25.00
CASH _____ CHARGE _____
CHECK# 27403
OVERAGE _____
COPY _____
NON-CONF _____
DEPUTY PD

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH THAT Henry J. Nyenhuis of Lake County in the State of Indiana

CONVEYS AND WARRANTS TO Daysir Enterprises, LLC, a corporation organized and existing under the laws of the State of Indiana, for no consideration, the following Real Estate in Lake County in the State of Indiana, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

Subject to easements of highways, streets, alleys, sewers, tiles, drains, and public utilities. Subject to all taxes, zoning requirements, easements and restrictions of record.

IN WITNESS WHEREOF, the said Henry J. Nyenhuis has hereunto set his hand and seal, this 10th day of October, 2019.

Handwritten signature of Henry J. Nyenhuis

Henry J. Nyenhuis

STATE OF INDIANA)

COUNTY OF LAKE)

SS:

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Before me, the undersigned, a Notary Public in and for said County and State, this 10th day of October, 2019, personally appeared Henry J. Nyenhuis and acknowledged the execution of the foregoing Quit Claim Deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission expires:

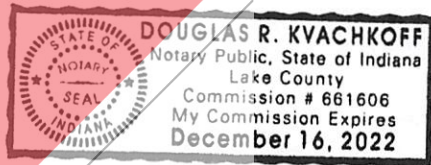
12-16-22

Resident of Lake County

Handwritten signature of Douglas R. Kvachkoff

Signature of Notary Public

Printed Name



DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

OCT 23 2019

43536

JOHN E. PETALAS LAKE COUNTY AUDITOR

Mail Tax Bills to: Daysir Enterprises, LLC 1503 N. Main Street, Crown Point, IN 46307 Tax ID Nos.: 45-12-32-379-027.000-029, 45-12-32-379-028.000-029, 45-12-32-376-001.000-029, 45-12-32-379-025.000-029 Grantee(s) Address: 1503 N. Main Street, Crown Point, IN 46307

THIS INSTRUMENT PREPARED BY: DOUGLAS R. KVACHKOFF, Attorney at Law 325 N. Main Street, Crown Point, IN 46307, (219) 662-8200, File No. N/A

I certify, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document unless required by law

Handwritten signature of Angela Anderson

INDIANA TITLE NETWORK COMPANY 125 NORTH MAIN CROWN POINT, IN 46307

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: [Handwritten Signature]

Handwritten number 107403

LEGAL DESCRIPTION EXHIBIT "A"

PARCEL 1

Part of the East 778.73 feet, by parallel lines, of the Southeast Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana lying South of the Southwesterly Right of Way line of the Chicago and Erie Railroad, being more particularly described as follows: Commencing at the South Quarter corner; thence North 89° 08' 34" West, along the South line of said Section 32, a distance of 70.01 feet to a point on the West Right of Way line of State Road #55 (Main Street); thence North 00° 05' 05" East, along said West Right of Way line, a distance of 582.69 feet; to the point of beginning; thence North 89° 54' 55" West, a distance of 227.68 feet; thence North 00° 05' 05" East, 297.68 feet West of and parallel to the East line of said Southwest Quarter, a distance of 212.78 feet; thence North 28° 42' 47" West, 49.50 feet Northeasterly of and parallel to said Southwesterly Right of Way line, a distance of 279.68 feet; thence North 00° 05' 05" East, 432.32 feet West of and parallel to the East line of said Southwest Quarter, a distance of 102.76 feet; thence North 86° 58' 11" East to a point on the said West Right of Way line, a distance of 362.86 feet; thence South 00° 05' 05" West, along said West Right of Way line, a distance of 580.19 feet to the point of beginning, containing 3.707 acres, more or less, all in Lake County, Indiana.

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EXCEPTING THEREFROM the Lake County Recorder!**

A part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, bounded on the East by the West line of State Road 55; on the North by the Centerline of Beaver Dam Ditch; and on the Southwesterly side by the Northeasterly Right of Way line of the Chicago and Erie Railroad, described as follows: Commencing at the South Quarter corner; thence North 89 degrees 08 minutes 34 seconds West, along the South line of said Section 32, a distance of 70.01 feet to a point on the West Right of Way line of State Road #55 (Main Street); thence North 00 degrees 05 minutes 05 seconds East, along said West Right of Way line, a distance of 1055.57 feet; to the Point of Beginning; thence North 89 degrees 54 minutes 55 seconds West, 75.00 feet; along the Northern wall of the present Helix Building; thence North 00 degrees 05 minutes 05 seconds East, 33.00 feet; thence South 89 degrees 54 minutes 55 seconds East, 75.00 feet to the said West Right of Way line; thence South 00 degrees 05 minutes 05 seconds West along the said West Right of Way line 33.00 feet to the Point of Beginning. (Hereinafter referred to as Sign Real Estate.)

PARCEL 2

Part of the East 778.73 feet, by parallel lines, of the Southeast Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana lying South of the Southwesterly Right of Way line of the Chicago and Erie Railroad, being more particularly described as follows: Commencing at the South Quarter corner; thence North 89° 08' 34" West, along the South line of said Section 32, a distance of 70.01 feet to a point on the West Right of Way line of State Road #55 (Main Street); thence North 00° 05' 05" East, along said West Right of Way line, a distance of 582.69 feet; thence North 89° 54' 55" West, a distance of 227.68 feet to the point of beginning; thence North 28° 42' 47" West, 53.00 feet Southwesterly of and parallel to said Southwesterly Right of Way line, a distance of 310.93 feet; thence North 89° 08' 34" West, a distance of 331.30 feet; thence North 00° 05' 05" East, 778.73 feet West of and parallel to the East line of said Southwest Quarter, a distance of 466.61 feet; thence South 89° 12' 45" East, a distance of 247.46 feet; thence South 28° 42' 47" East, 99.00 feet Northeasterly of and parallel to said Southwesterly Right of Way line, a distance of 205.46 feet; thence South 00° 05' 05" West, 432.86 feet West of and parallel to the East line of said

Southwest Quarter, a distance of 102.76 feet; thence South 28° 42' 47" East, 49.50 feet Northeasterly of and parallel to said Southwesterly Right of Way line, a distance of 279.50 feet; thence South 00° 05' 05" West, 279.68 feet West of and parallel to the East line of said Southwest Quarter, a distance of 212.78 feet to the point of beginning, containing 4.172 acres, more or less, all in Lake County, Indiana.

TOGETHER WITH

1. An easement over the following described real estate, to-wit:

A part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, bounded on the East by the West line of State Road 55; on the North by the Centerline of Beaver Dam Ditch; and on the Southwesterly side by the Northeasterly Right of Way line of the Chicago and Erie Railroad, described as follows: Commencing at the South Quarter corner; thence North 89 degrees 08 minutes 34 seconds West, along the South line of said Section 32, a distance of 70.01 feet to a point on the West Right of Way line of State Road #55 (Main Street); thence North 00 degrees 05 minutes 05 seconds East, along said West Right of Way line, a distance of 1055.57 feet; thence North 89 degrees 54 minutes 55 seconds West, 30.00 feet to the point of beginning; thence South 00 degrees 05 minutes 05 seconds West, 14.00 feet; thence North 89 degrees 54 minutes 55 seconds West, 45.00 feet; thence North 00 degrees 05 minutes 05 seconds East, 14.00 feet; thence South 89 degrees 54 minutes 55 seconds East 45.00 feet to the point of beginning.

For access to maintain a sign on the Sign Real Estate.

2. A visibility easement prohibiting vegetation or improvements that would obstruct the view of the advertising structure from the adjoining State Route #55 (Main Street) over the following 2 parcels of real estate, to-wit:

- A. A part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, bounded on the East by the West line of State Road 55; on the North by the Center line of Beaver Dam Ditch; and on the Southwesterly side by the Northeasterly Right of Way line of the Chicago and Erie Railroad, described as follows: Commencing at the South Quarter corner; thence North 89 degrees 08 minutes 34 seconds West, along the South line of said Section 32, a distance of 70.01 feet to a point on the West right of Way line of State Road #55 (Main Street); thence North 00 degrees 05 minutes 05 seconds East, along said West Right of Way line, a distance of 632.69 feet; to the point of Beginning; thence North 00 degrees 05 minutes 05 seconds East continuing along the said West Right of Way line 422.87 feet; thence North 89 degrees 54 minutes 55 seconds West, 30.00 feet; thence South 00 degrees 05 minutes 05 seconds West, 14.00 feet; thence North 89 degrees 54 minutes 55 seconds West, 45.00 feet; thence South 10 degrees 18 minutes 35 seconds East, 415.70 feet to the Point of Beginning.

- B. A part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, bounded on the East by the West line of State Road 55; on the North by the Centerline of Beaver Dam Ditch; and on the Southwesterly side by the Northeasterly Right of Way line of the Chicago and Erie Railroad, described as follows: Commencing at the South Quarter corner; thence North 89 degrees 08 minutes 34 seconds West, along the South line of said Section 32, a distance of 70.01 feet to a point on the West Right of Way line of State Road #55 (Main Street); thence North 00 degrees 05 minutes 05 seconds East, along said West Right of Way line, a distance of

1088.57 feet; to the Point of Beginning; thence North 00 degrees 05 minutes 05 seconds East continuing along the said West Right of Way line 74.31 feet more or less to the centerline of Beaver Dam Ditch; thence South 86 degrees 58 minutes 11 seconds West along the said centerline, 62.08 feet; thence South 10 degrees 28 minutes 44 seconds West, 72.12 feet; thence South 89 degrees 54 minutes 55 seconds East, 75.00 feet; to the Point of Beginning.

SUBJECT TO an easement for ingress and egress over the following described real estate, to-wit:

Part of the East 778.73 feet, by parallel lines, of the Southeast Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, being more particularly described as follows: Commencing at the South Quarter corner of said Section 32; thence North 89 degrees 08 minutes 34 seconds West, along the South line of said Section 32, a distance of 70.01 feet to a point on the West Right of Way line of State Road #55 (Main Street); thence North 00 degrees 05 minutes 05 seconds East, along said West Right of Way line, a distance of 602.69 feet to the Point of Beginning; thence North 89 degrees 54 minutes 55 seconds West, a distance of 167.20 feet; thence South 00 degrees 05 minutes 05 seconds West, parallel with said West Right of Way line, a distance of 20.00 feet to a point on the Southwesterly Right of Way line of the Chicago and Erie Railroad; thence North 89 degrees 54 minutes 55 seconds West, a distance of 60.48 feet; thence North 00 degrees 05 minutes 05 seconds East parallel with said West Right of Way line, a distance of 50.00 feet; thence South 89 degrees 54 minutes 55 seconds East, a distance of 227.63 feet to said West Right of Way line; thence South 00 degrees 05 minutes 05 seconds West along said West Right of Way line, a distance of 30.00 feet to the Point of Beginning, containing 8,040 Square Feet, 0.18 acres, more or less, all in Lake County, Indiana.

For the benefit of the following described real estate, to-wit:

Part of the East 778.73 feet, by parallel lines, of the Southeast Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, lying South of the Southwesterly Right of Way line of the Chicago and Erie Railroad, being more particularly described as follows: Commencing at the South Quarter corner of said Section 32; thence North 89 degrees 08 minutes 34 seconds West, along the South line of said Section 32, a distance of 70.01 feet to a point on the West Right of Way line of State Road #55 (Main Street); thence North 00 degrees 05 minutes 05 seconds East, along said West Right of Way line, a distance of 424.06 feet; thence North 89 degrees 54 minutes 55 seconds West, a distance of 160.00 feet; thence North 00 degrees 05 minutes 05 seconds East, parallel with said West Right of Way line, a distance of 35.51 feet to the Point of Beginning; thence North 28 degrees 42 minutes 47 seconds West, 53.00 feet Southwesterly of and parallel with said Southwesterly Right of Way line, a distance of 140.50 feet; thence South 89 degrees 54 minutes 55 seconds East, a distance of 60.48 feet to said Southwesterly Right of Way line; thence South 00 degrees 05 minutes 05 seconds West, a distance of 123.12 feet, to the Point of Beginning, containing 4,119 square feet, 0.09 acres, more or less, all in Lake County, Indiana.

More commonly known as:

1503 N. Main Street, Crown Point, IN 46307
1493 N. Main Street, Crown Point, IN 46307
1401 N. Main Street, Crown Point, IN 46307
1401 N. Main APPR St., Crown Point, IN 46307