

2019-075084

2019 Oct 31 10:01 AM

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

**WARRANTY DEED**

Form WD-1  
Revised 5/2019

Project:	1801738
Code:	6595
Parcel:	35 & 35A
Page:	1 of 3

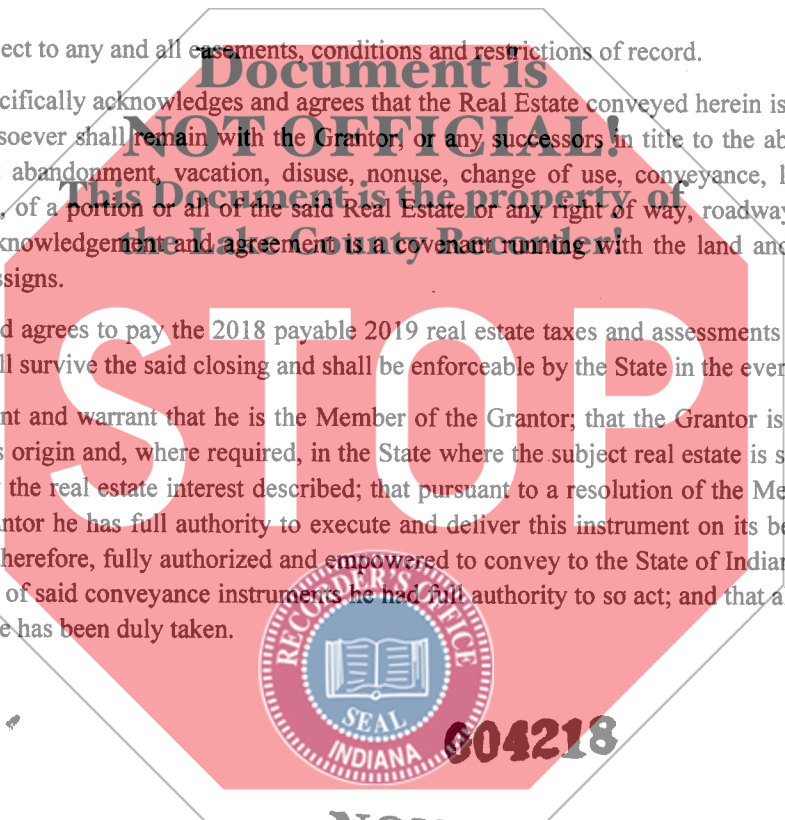
**THIS INDENTURE WITNESSETH**, That Serenity Lake Senior, LLC, an Indiana limited liability company, the Grantor of Lake County, State of Indiana Conveys and Warrants to the **STATE OF INDIANA**, the Grantee, for and in consideration of the sum of Fifteen Thousand Fifty Dollars (\$15,050.00) (of which said sum \$14,725.00 represents land and improvements acquired and \$325.00 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 descriptions 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 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 grantor assumes and agrees 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.

The undersigned represent and warrant that he is the Member of the Grantor; that the Grantor is a limited liability company 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 company capacity to convey the real estate interest described; that pursuant to a resolution of the Members of the Grantor or the Operating Agreement of the Grantor he has full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that he is therefore, fully authorized and empowered to convey to the State of 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 company action for the making of this conveyance has been duly taken.



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

**NON-TAXABLE**

OCT 30 2019

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

N/C

JH3

E

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Form WD-1  
Revised 5/2019

Project: 1801738  
Code: 6595  
Parcel: 35 & 35A  
Page: 2 of 3

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 26 day of August, 2019.

Serenity Lake Senior, LLC, an Indiana limited liability company

[Signature] (Seal)

Signature

DARNAIL LYLES, Esq., MEMBER [Signature]

Printed Name : DARNAIL LYLES

STATE OF INDIANA:

COUNTY OF LAKE:

Before me, a Notary Public in and for said State and County, personally appeared Darnail Lyles, Member of Serenity Lake Senior, LLC, an Indiana limited liability company, the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his/her/their voluntary act and deed and whom, being duly sworn, stated that any representations contained therein are true.

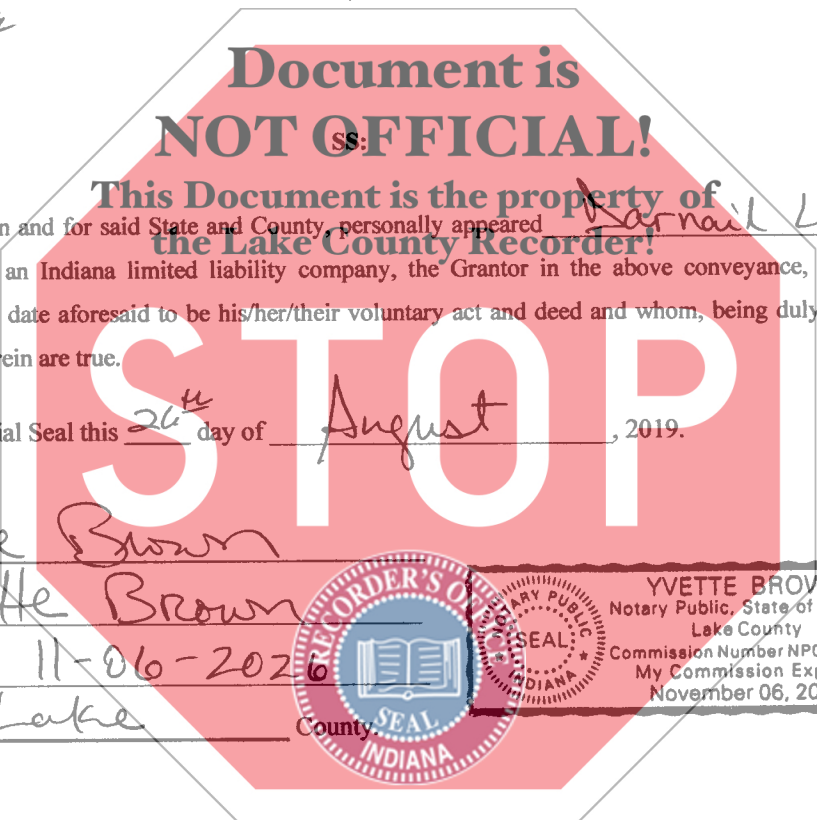
Witness my hand and Notarial Seal this 26<sup>th</sup> day of August, 2019.

Signature Yvette Brown

Printed Name Yvette Brown

My Commission expires 11-06-2026

I am a resident of Lake County



YVETTE BROWN  
Notary Public, State of Indiana  
Lake County  
Commission Number NP0716809  
My Commission Expires  
November 06, 2026

Code: 6595

Parcel: 35 + 35A

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

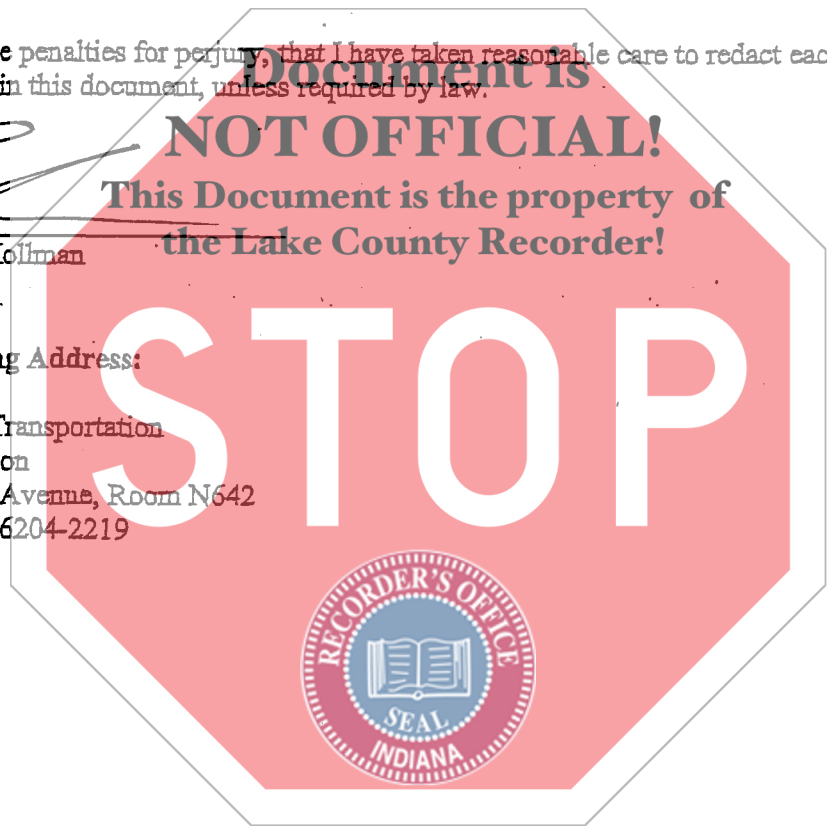
**NOT OFFICIAL!**

**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: 1801738  
Parcel: 35 Fee Simple  
Code: 6595  
Tax ID: 45-09-06-452-001.000-004  
Form: WD-1

Sheet 1 of 2

Part of Lot 1 and part of the east half of vacated Gibson Street, and part of the west half of the vacated alley lying east of said lot in Block "D", Dunes Highway Realty Company's First Addition in the City of Gary, the plat of which subdivision is recorded in Plat Book 20, page 6, 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 at the northwest corner of said lot, said point of beginning being on the southern boundary of U.S. 20 (Melton Road)(8<sup>th</sup> Avenue) per said addition; thence South 85 degrees 35 minutes 35 seconds East 164.05 feet along the boundary of said U.S. 20 to the centerline of vacated "Alley 56-E" per Resolution #20605, recorded in Miscellaneous Book 923, page 586; thence South 0 degrees 49 minutes 39 seconds East 21.61 feet along said centerline; thence North 85 degrees 41 minutes 17 seconds West 194.15 feet to the centerline of vacated Gibson Street per said resolution; thence North 0 degrees 49 minutes 39 seconds West 21.93 feet along said centerline line to the southern boundary of said U.S 20; thence South 85 degrees 35 minutes 35 seconds East 30.13 feet along the boundary of said U.S. 20 to the point of beginning and containing 4,209 square feet, more or less.

This description was prepared for the Indiana Department of Transportation by Ryan A. Selby, Indiana Registered Land Surveyor, License Number LS21700017, on the 10<sup>th</sup> day of January, 2019

*Ryan A. Selby*



**EXHIBIT "A"**

Project: 1801738  
Parcel: 35A Fee Simple  
Code: 6595  
Tax ID: 45-09-06-452-002.000-004  
Form: WD-1

Sheet 2 of 2

Part of Lot 25 and part of the west half of vacated Greene Street, and part of the east half of the vacated alley lying west of said lot in Block "D", Dunes Highway Realty Company's First Addition in the City of Gary, the plat of which subdivision is recorded in Plat Book 20, page 6, 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 at the northwest corner of said lot, said point of beginning being on the southern boundary of U.S. 20 (Melton Road)(8<sup>th</sup> Avenue) per said addition; thence South 85 degrees 35 minutes 35 seconds East 179.12 feet along the boundary of said U.S. 20 to the centerline of vacated Greene Street per Resolution #20605, recorded in Miscellaneous Book 923, page 586; thence South 0 degrees 49 minutes 39 seconds East 21.29 feet along said centerline; thence North 85 degrees 41 minutes 17 seconds West 189.13 feet to the centerline of vacated "Alley 56-E" per said resolution; thence North 0 degrees 49 minutes 39 seconds West 21.61 feet along said centerline line to the southern boundary of said U.S 20; thence South 85 degrees 35 minutes 35 seconds East 10.04 feet along the boundary of said U.S. 20 to the point of beginning and containing 4,040 square feet, more or less.

This description was prepared for the Indiana Department of Transportation by Ryan A. Selby, Indiana Registered Land Surveyor, License Number LS21700017, on the 10<sup>th</sup> day of January, 2019

*Ryan A. Selby*



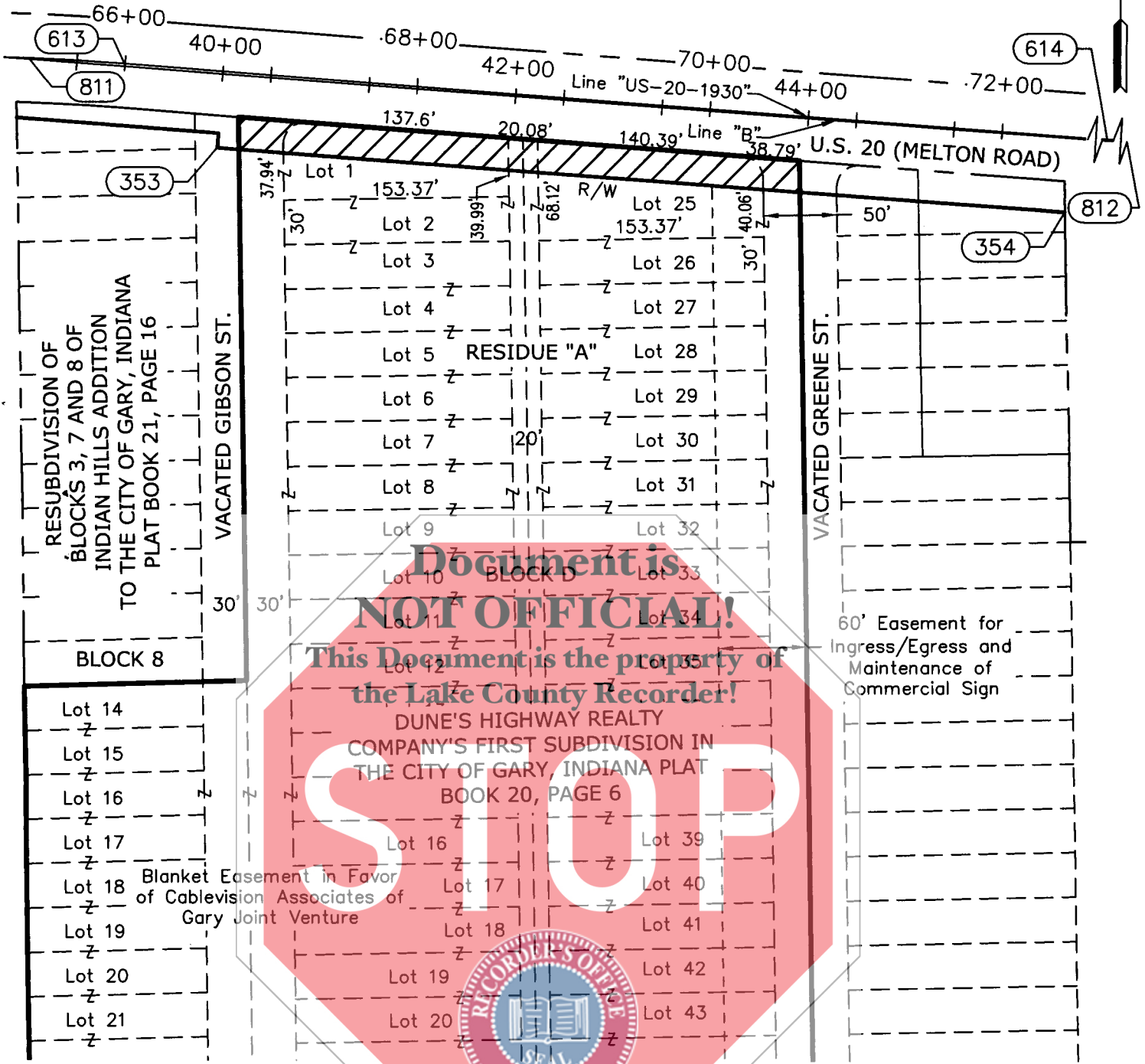
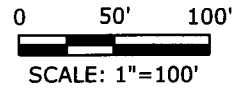
RIGHT-OF-WAY PARCEL PLAT

Prepared For Indiana Department Of Transportation

by: AMERICAN

STRUCTUREPOINT

INC.



**Document is NOT OFFICIAL!**  
 This Document is the property of the Lake County Recorder!  
 DUNE'S HIGHWAY REALTY COMPANY'S FIRST SUBDIVISION IN THE CITY OF GARY, INDIANA PLAT BOOK 20, PAGE 6  
 STOP  
 RECORDER'S OFFICE  
 SEAL

 HATCHED AREA IS THE APPROXIMATE TAKING

OWNER: Serenity Lake Senior, LLC  
 PARCEL: 35  
 CODE: 6595  
 PROJECT: 1801738  
 ROAD: U.S. 12 / U.S. 20  
 COUNTY: Lake  
 SECTION: 6  
 TOWNSHIP: 36N  
 RANGE: 7W

DRAWN BY: J.P. Perry  
 CHECKED BY: R.A. Selby  
 DES. NO.: 1801738

INSTRUMENT #2008 030197, DATED MARCH 26, 2008

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)**

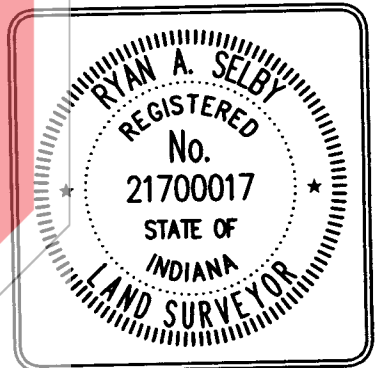
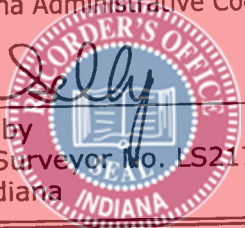
Point	North	East	Station	Offset	℄
613	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
614					
353	12477.2842	101520.6357	40+00	50' Rt.	LINE B
354	12433.6913	102098.7802	+P(45+79.79)	50' Rt.	LINE B
811	12537.1306	101391.9317	PT(38+67.16)	0'	LINE B
812	12415.2224	103008.7208	PC(54+88.54)	0'	LINE B



**SURVEYOR'S STATEMENT**

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Inst. No. 2018 025617 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").

*Ryan A. Selby*  
 Ryan A. Selby Date  
 Reg. Land Surveyor No. LS21700017  
 State of Indiana



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

OWNER: Serenity Lake Senior, LLC  
 PARCEL: 35  
 CODE: 6384  
 PROJECT: 1801738  
 ROAD: U.S. 12 / U.S. 20  
 COUNTY: Lake  
 SECTION: 6  
 TOWNSHIP: 36N  
 RANGE: 7W

DRAWN BY: J.P. Perry  
 CHECKED BY: R.A. Selby  
 DES. NO.: 1801738

AMERICAN STRUCTUREPOINT, INC PROJECT NO. 2017.02150  
 THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.