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2019-077361

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

2019 Nov 12 10:39 AM

CORRECTIVE WARRANTY DEED
TO INCLUDE EXHIBITS A AND B TO
INSTRUMENT No. 2019-077014

WARRANTY DEED

Form WD-1
Revised 07/2014

Project: 45th Avenue II B
DES: 1172007
Parcel: 209
Page: 1 of 2

THIS INDENTURE WITNESSETH, That Richard Kirk and Marcella Kirk, husband and wife, as tenants by the entireties, the Grantors of LAKE County, State of INDIANA Convey and Warrant to THE BOARD OF COMMISSIONERS OF LAKE COUNTY, INDIANA, the Grantee, for and in consideration of the sum of Six Thousand One Hundred and 00/100 Dollars (\$6,100.00) (of which said sum \$1,200.00 represents land and improvements acquired and \$4,900.00 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 Grantors hereby specifically acknowledge and agree that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantors, or any successors in title to the abutting lands of the Grantors, 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 Grantors and all successors and assigns.

The Grantors assume and agree 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 County in the event of any non-payment.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each and every Social Security number from this document, unless it is required by law.

Tony Walker

Form WD-1
Revised 07/2014

Project: 45th Avenue II B
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Page: 2 of 2

043899

NON-TAXABLE

NOV 12 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

N/C
JTB

IN WITNESS WHEREOF, the said Grantors have executed this instrument this 25th day of October, 2019.

Richard Kirk
Richard Kirk

Marcella Kirk
Marcella Kirk

STATE OF: INDIANA
COUNTY OF LAKE

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

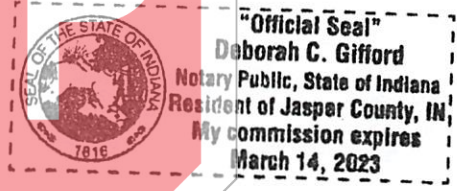
Before me, a Notary Public in and for said State and County, personally appeared Richard Kirk and Marcella Kirk, the Grantors in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be their voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 25 day of OCTOBER, 2019
Deborah C. Gifford
Signature

Printed Name DEBORAH C GIFFORD

My Commission expires MARCH 14, 2023

I am a resident of JASPER County



"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."
PREPARED BY: D&A

EXHIBIT "A"

Project: STP-N751 ()

Sheet 1 of 1

Code:

Parcel: 209 Fee Simple Right-of-Way

Key No.: 01-39-0501-0001

A part of Lot Number 1 in Douglas Manor Addition to Lake County, Indiana, the plat of which is recorded in Plat Book 32, page 14, in the Office of the Recorder of Lake County, Indiana and being that part of the grantors' land depicted on the attached Right-of-Way Parcel Plat, marked as Exhibit "B", described as follows: Beginning at the northeast corner of said Lot 1; thence South 00 degrees 14 minutes 13 seconds East along the east line of said Lot 1 a distance of 10.00 feet; thence North 89 degrees 55 minutes 05 seconds West parallel with the north line of said Lot 1 a distance of 4.23 feet to point "4272" designated on said Parcel Plat; thence North 00 degrees 04 minutes 55 seconds East 10.00 feet to the north line of said Lot 1 and point "4271" designated on said Parcel Plat; thence South 89 degrees 55 minutes 05 seconds East along the north line of said Lot 1 a distance of 4.18 feet to the point of beginning, containing 0.001 acres, more or less.

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This description was prepared for the Indiana Department of Transportation by Mark A. Settlemyre, Indiana Registered Land Surveyor, License Number LS20200044, on the 19th day of January, 2017

Mark A. Settlemyre

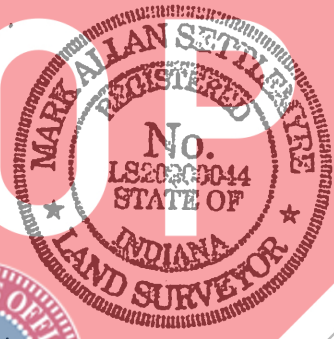
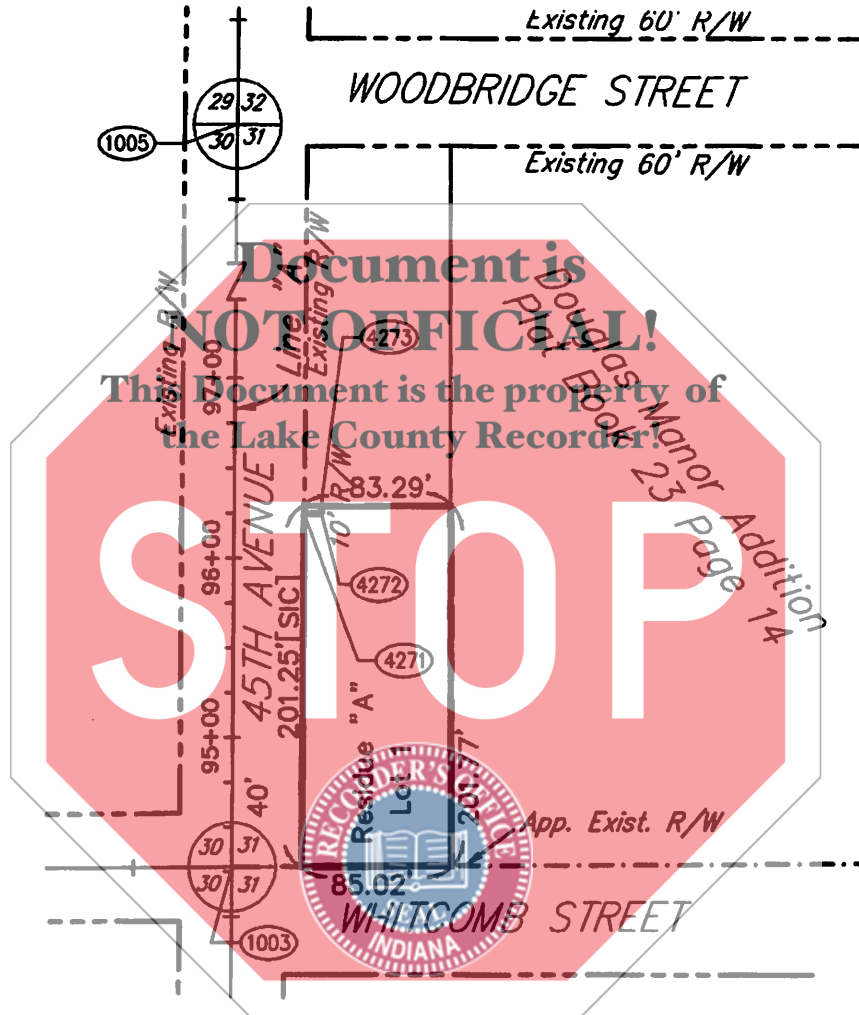
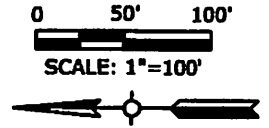


EXHIBIT "B"
RIGHT-OF-WAY PARCEL PLAT
 Prepared For Indiana Department Of Transportation
 by: AMERICAN
STRUCTUREPOINT
 INC.

SHEET 1 OF 2



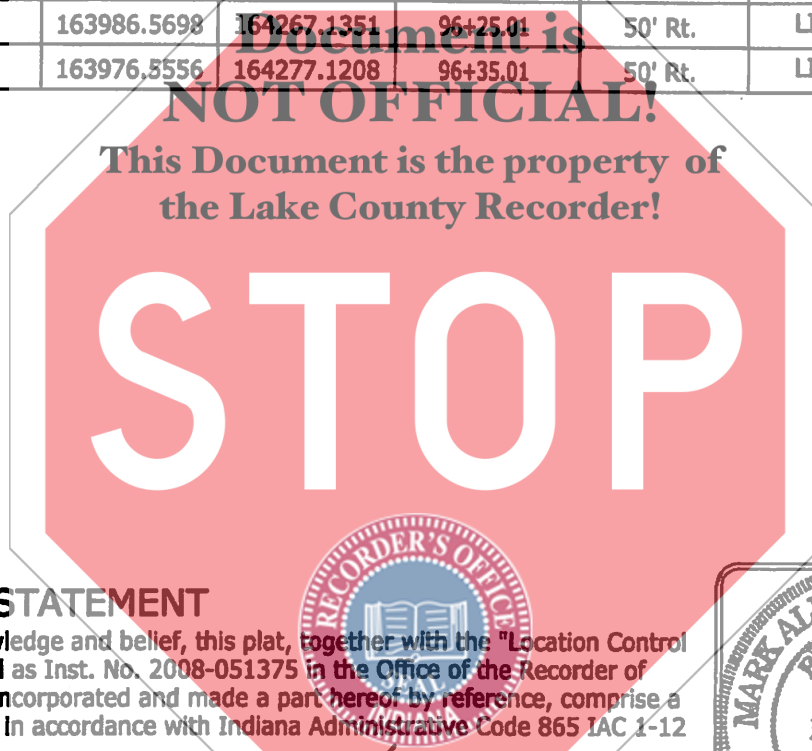
 **HATCHED AREA IS THE APPROXIMATE TAKING**

OWNER: KIRK, RICHARD & MARCELLA, H/W	DRAWN BY: KRC
PARCEL: 209	CHECKED BY: MAS
CODE: -	DES. NO.: 1172007
PROJECT: STP-N751 ()	INSTRUMENT NUMBER 729983, DATED OCTOBER 13, 1983
ROAD: 45TH AVENUE	
COUNTY: LAKE	
SECTION: 31	
TOWNSHIP: 36 NORTH	
RANGE: 8 WEST	<small>THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.</small>

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	℄
1003	See Location Control Route Survey Plat				
1005					
4271	163976.5698	164267.1208	96+25.01	40' Rt.	LINE-A
4272	163986.5698	164267.1351	96+25.01	50' Rt.	LINE-A
4273	163976.5556	164277.1208	96+35.01	50' Rt.	LINE-A



SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Inst. No. 2008-051375 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").

Mark A. Settlemire 3-10-17

 Mark A. Settlemire Date
 Reg. Land Surveyor No. LS20200044
 State of Indiana



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

OWNER: KIRK, RICHARD & MARCELLA, H/W PARCEL: 209 CODE: - PROJECT: STP-N751 () ROAD: 45TH AVENUE COUNTY: LAKE SECTION: 31 TOWNSHIP: 36 NORTH RANGE: 8 WEST	DRAWN BY: KRC CHECKED BY: MAS DES. NO.: 1172007
AMERICAN STRUCTUREPOINT, INC PROJECT NO. IN19990757 THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.	