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2020-011085

2020 Feb 13

12:38 PM

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

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, That the CITY OF HOBART, INDIANA, an Indiana municipal corporation ("Grantor"), QUITCLAIMS to CITY OF HOBART REDEVELOPMENT AUTHORITY, a separate body corporate and politic and an instrumentality of the City of Hobart, Indiana ("Grantee"), for no consideration, the real estate in Lake County, in the State of Indiana more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

The undersigned person executing this Quitclaim Deed on behalf of Grantor represents and certifies that such person is duly authorized to execute and deliver this Quitclaim Deed; that Grantor has full organizational capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done by the Common Council of the City of Hobart, Indiana.

IN WITNESS WHEREOF, Grantor has executed this deed this 6th day of February, 2020.



CITY OF HOBART, INDIANA

By: Brian K. Snedecor, Mayor

000676

NON-TAXABLE

FEB 13 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: [Signature]

42500
067383
[Signature]

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Brian K. Snedecor, the Mayor of the City of Hobart, Indiana, an Indiana municipal corporation, who acknowledged the execution of the foregoing document for and on behalf of said entity and stated that the facts contained therein are true and correct.

Witness my hand and Notarial Seal this 10 day of February, 2020.



Caitlin Ruth Wright
Notary Public Residing in Lake County, IN
(Signature)

My Commission Expires:
July 31, 2027

Caitlin Ruth Wright
(Printed Name)

This Instrument prepared by Randolph R. Rompola, Barnes & Thornburg LLP, 700 1st Source Bank Center, 100 N. Michigan Street, South Bend, Indiana 46601



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.

Randolph R. Rompola

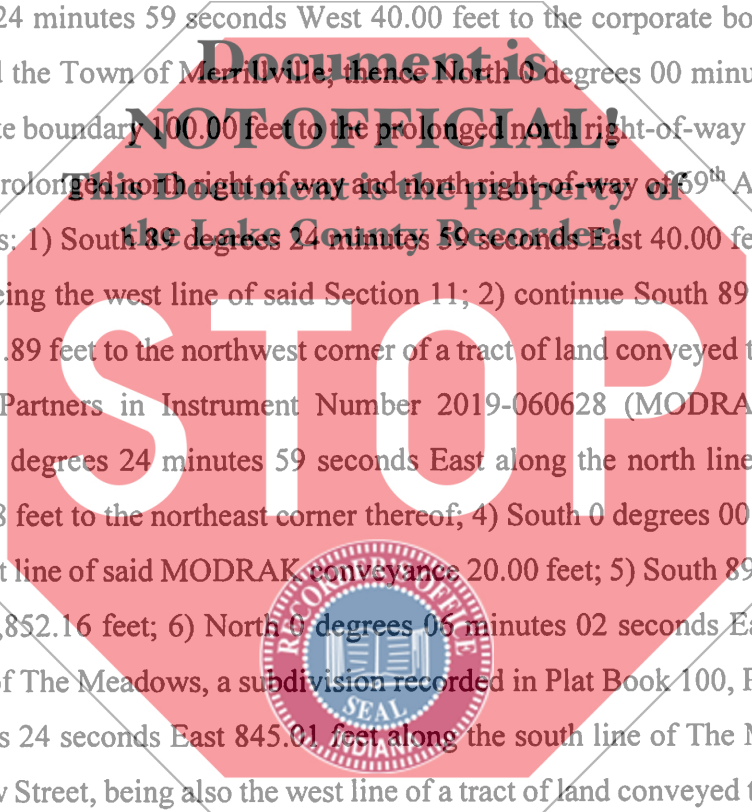
Exhibit A

Description of Real Estate – 69th Avenue

The portion of 69th Avenue in the City of Hobart, Indiana; more particularly described below:

A part of the southeast quarter of Section 10, a part of the northeast quarter of Section 15, a part of Section 11, and a part of Section 14, all in Township 35 North, Range 8 West, Lake County, Indiana, described as follows: Beginning on the east line of said Section 11, North 0 degrees 01 minute 27 seconds East (bearings based on the Location Control Route Survey Plat recorded as Document 2019-008818, all referenced documents are recorded in the Office of the Recorder of Lake County, Indiana) 3.56 feet from the southeast corner of said section, being on the prolonged south right-of way of 69th Avenue, per Commissioner's Book #39, page #237, Order #37, dated Aug. 17, 1925 (unless otherwise cited, all referenced right-of-way is based on said Commissioner's Order); thence along said prolonged south right-of-way line and the south right-of-way line of 69th Avenue the following sixteen (16) courses: 1) North 89 degrees 56 minutes 15 seconds West 396.91 feet to the north line of said Section 14; 2) continue North 89 degrees 56 minutes 15 seconds West 932.29 feet to the east line of a tract of land conveyed to the City of Hobart from Joseph J. Petrone, Sr. in Instrument Number 2019-046438 (Petrone conveyance); 3) South 0 degrees 01 minute 32 seconds East along the east line of said Petrone conveyance 40.00 feet to the southeast corner thereof; 4) North 89 degrees 56 minutes 15 seconds West along the south line of said Petrone conveyance 56.84 feet; 5) North 86 degrees 30 minutes 14 seconds West along the south line of said Petrone conveyance 250.45 feet; 6) North 89 degrees 56 minutes 15 seconds West along the south line of said Petrone Conveyance 25.48 feet to the southwest corner thereof, being the southeast corner of a tract of land conveyed to the City of Hobart from Michael K. Garus in Instrument Number 2019-032252 (Garus conveyance); 7) continue North 89 degrees 56 minutes 15 seconds West along the south line of said Garus conveyance 299.52 feet; 8) North 89 degrees 29 minutes 23 seconds West along the south line of said Garus conveyance 198.96 feet to the southwest corner thereof; 9) North 0 degrees 00 minutes 47 seconds East along the west line of said Garus conveyance 23.45 feet; 10) North 89 degrees 56 minutes 15 seconds West 448.63 feet; 11) North 89 degrees 36 minutes 23 seconds West 49.82 feet; 12) South 0 degrees 00 minutes 47 seconds West 10.00 feet to the prolonged south line of 69th Avenue per Lincolnway Farms Inc. Green Acres Development, a subdivision recorded in Plat Book 23, Page 14; 13) North 89 degrees

24 minutes 59 seconds West along said prolonged south line and the south line of 69th Avenue 1,322.95 feet to the northwest corner of Lot 1 in said Lincolnwood Farms; 14) North 0 degrees 00 minutes 47 seconds East 10.00 feet; 15) North 89 degrees 24 minutes 59 seconds West 1,263.14 feet to the northeast corner of a tract of land conveyed to the City of Hobart from Be Linda F. Rehn in Instrument Number 2019-053909 (Rehn Conveyance); 16) South 51 degrees 35 minutes 14 seconds West along the southeast line of said Rehn Conveyance 63.57 feet; thence leaving said south right-of-way line of 69th Avenue and running North 89 degrees 24 minutes 59 seconds West 10.00 feet to the west line of said Section 14, being the east line of said Section 15; thence continue North 89 degrees 24 minutes 59 seconds West 40.00 feet to the corporate boundary between the City of Hobart and the Town of Merrillville; thence North 0 degrees 00 minutes 29 seconds East along said corporate boundary 100.00 feet to the prolonged north right-of-way of said 69th Avenue; thence along said prolonged north right-of-way and north right-of-way of 69th Avenue the following fifteen (15) courses: 1) South 89 degrees 24 minutes 59 seconds East 40.00 feet to the east line of said Section 10, being the west line of said Section 11; 2) continue South 89 degrees 24 minutes 59 seconds East 51.89 feet to the northwest corner of a tract of land conveyed to the City of Hobart from MODRAK Partners in Instrument Number 2019-060628 (MODRAK conveyance); 3) continue South 89 degrees 24 minutes 59 seconds East along the north line of said MODRAK conveyance 741.88 feet to the northeast corner thereof; 4) South 0 degrees 00 minutes 02 seconds West along the east line of said MODRAK conveyance 20.00 feet; 5) South 89 degrees 24 minutes 59 seconds East 1,852.16 feet; 6) North 0 degrees 05 minutes 02 seconds East 10.00 feet to the southwest corner of The Meadows, a subdivision recorded in Plat Book 100, Page 62; 7) South 89 degrees 25 minutes 24 seconds East 845.01 feet along the south line of The Meadows to the east line of Marsh View Street, being also the west line of a tract of land conveyed to the City of Hobart from The Meadows POA in Instrument Number 2019-036497 (Meadows conveyance); 8) North 0 degrees 33 minutes 18 seconds East along the east line of Marsh View Street and the west line of said Meadows conveyance 12.29 feet to the northwest corner said Meadows conveyance; 9) South 89 degrees 56 minutes 15 seconds East along the north line of said Meadows conveyance 327.34 feet; 10) North 87 degrees 12 minutes 01 second East along the north line of said Meadows conveyance 100.12 feet; 11) South 89 degrees 56 minutes 15 seconds East along the north line of said Meadows conveyance 56.79 feet to the northeast corner thereof, being the northwest corner of a tract of land conveyed to the City of Hobart from Alan A. Metz and Margaret Metz in



Instrument Number 2019-060630 (Metz conveyance); 12) continue South 89 degrees 56 minutes 15 seconds East 693.21 feet along the north line of said Metz conveyance; 13) South 82 degrees 20 minutes 34 seconds East along the north line of said Metz conveyance 151.33 feet; 14) South 89 degrees 56 minutes 15 seconds East along the north line of said Metz conveyance 350.00 feet; 15) North 31 degrees 01 minute 35 seconds East along the northwest line of said Metz conveyance 29.15 feet; thence leaving said north right-of-way line of 69th Avenue and running South 89 degrees 56 minutes 15 seconds East 120.93 feet to the east line of said Section 11; thence South 0 degrees 01 minute 27 seconds West along said east line 65.00 feet to the point of beginning and containing 6.930 acres, more or less.

