

2020-089109

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

2020 Dec 4 1:29 PM

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GRANT OF EASEMENT

THIS INDENTURE WITNESSETH that **JAMES E. GRABINSKI** and **DEBORAH J. GRABINSKI** as to Lot 117 and **MICHAEL W. CRIPE** and **BETH E. CRIPE** as to Lot 116, (hereinafter referred to as "GRANTOR"), do hereby grant and convey to the TOWN OF LOWELL, INDIANA, an Indiana municipal corporation, of Lake County, Indiana, herein referred to as "GRANTEE", an easement and right-of-way over the real estate described in the attached "Exhibit A", situated in Lake County, Indiana.

This easement and right-of-way is granted by the Grantor to the Grantee for use by Grantee of the easement and right-of-way for the installation and maintenance of highways, roadways, pedestrian ways, streets, sanitary sewers, storm sewers, pipelines, fire lanes, water mains, streetlights, utilities and any other necessary appurtenances. Grantor reserves the right to utilize and enjoy the real estate described herein, providing the same shall not interfere with the use of the real estate by the Grantee for any lawful public purpose. Provided further the Grantor shall not erect or place any building, trees or other structure on the above described easement and right-of-way and Grantee shall not be liable for their removal if they are so placed. This Grant of Easement shall be binding on the heirs, assigns and successors in interest of Grantor.

**CROSS – REFERENCE.** In accordance with Ind. Code § 32 – 23 – 2 – 5 (a), the easement and right-of-way described herein burdens real estate acquired by Grantors by and through Warranty Deeds recorded in Lake County Recorder's Office and assigned **Document Number 94052977**, **Document Number 2005-056762** and **Document Number 2019-069226**, respectively.



**FILED**

**DEC 04 2020**

**JOHN E. PETALAS  
LAKE COUNTY AUDITOR**

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5883  
RN

IN WITNESS WHEREOF, Grantors have executed this Grant of Easement this 21<sup>st</sup>  
day of Oct., 2020.

GRANTORS as to: 45-19-24-201-008.000-008 and 45-19-24-130-011.000-008 (Lot 117)

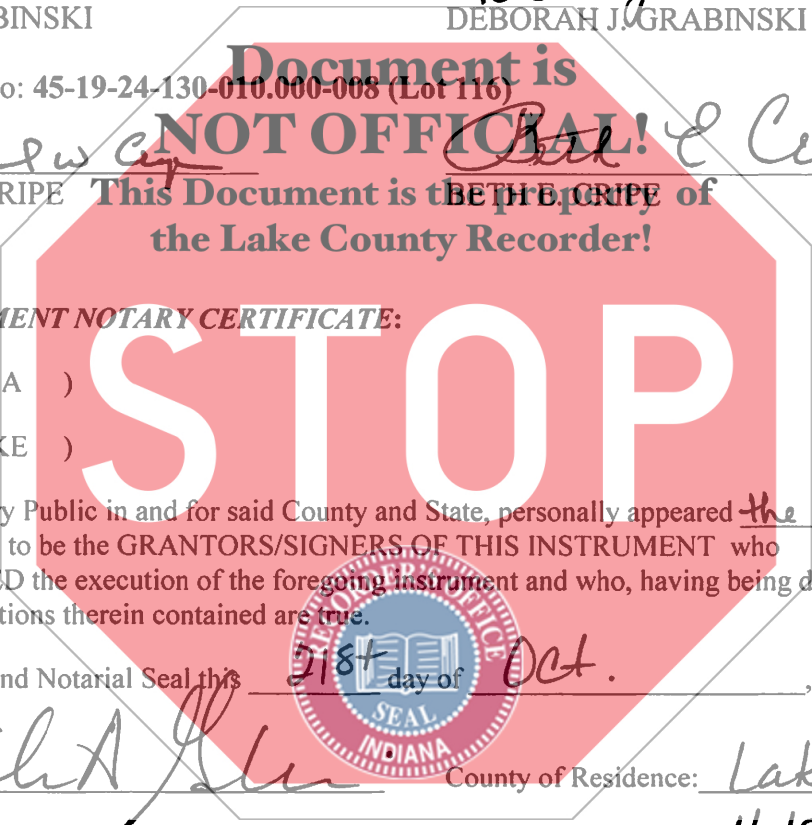
[Signature]  
JAMES E. GRABINSKI

[Signature]  
DEBORAH J. GRABINSKI

GRANTORS as to: 45-19-24-130-010.000-008 (Lot 116)

[Signature]  
MICHAEL W. CRIFE

[Signature]  
BETH E. CRIFE



**ACKNOWLEDGMENT NOTARY CERTIFICATE:**

STATE OF IDIANA )  
COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared the above Grantors  
being known to me to be the GRANTORS/SIGNERS OF THIS INSTRUMENT who  
ACKNOWLEDGED the execution of the foregoing instrument and who, having being duly sworn, stated  
that any representations therein contained are true.

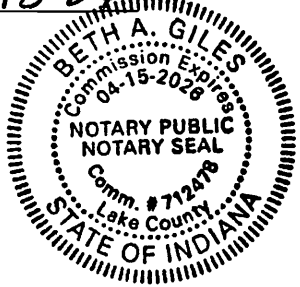
Witness my hand and Notarial Seal this 21<sup>st</sup> day of Oct., 2020.

[Signature]  
NOTARY SIGNATURE



County of Residence: Lake

Commission Expires: 4.15.26



EXECUTED AND DELIVERED in my presence:

Randy H. Wyllie

WITNESS SIGNATURE

Randy H. Wyllie

PRINTED NAME

**PROOF NOTARY CERTIFICATE:**

STATE OF INDIANA )

COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared Randy H. Wyllie, being known to me to be the person whose name is subscribed as a WITNESS to the foregoing instrument, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by **THE GRANTORS** in the above-named subscribing WITNESS' presence, and that the above-named subscribing WITNESS is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and Notarial Seal this 21<sup>st</sup> day of Oct., 2020.

[Signature]  
NOTARY SIGNATURE

County of Residence: Lake  
Commission Expires: 4.15.2028



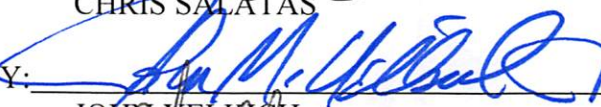
ACCEPTANCE

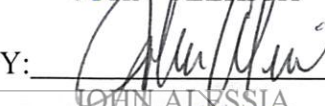
The foregoing Grant of Easement is hereby accepted by Grantee on the \_\_\_ day of \_\_\_\_\_, 2020.

LOWELL TOWN COUNCIL, LOWELL, INDIANA


BY: [Signature]  
MICHAEL GRUSZKA, PRESIDENT

BY:   
CHRIS SALATAS

BY:   
JOHN YELKICH

BY:   
JOHN ALESSIA

BY:   
TODD ANGERMAN

  
Attest:  
JUDITH WALTERS  
CLERK-TREASURER OF THE  
TOWN OF LOWELL, INDIANA



This instrument prepared by: David W. Westland, Attorney at Law  
Westland & Bennett, P.C.  
2929 Carlson Drive  
Hammond, IN 46323

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. David W. Westland

After recording, please return to: Town of Lowell  
501 E. Main Street  
Lowell, IN 46356

**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF EASEMENT**

**A strip of land 20.00 feet wide through Lots 116 and 117 in The Preserve, Unit 4, as per plat thereof, recorded in Plat Book 97, Page 43, in the Office of the Recorder, of Lake County, Indiana, and part of parcel 45-19-24-201-008.000-008, lying 10.00 feet each side of the following described line:**

**Beginning on the west line of said Lot 116, said point being 5.56 feet north of the southwest corner thereof; thence South 83 degrees 59 minutes 37 seconds East a distance of 286.17 feet to the point of terminus; easement lines to be lengthened or shortened to said west lot lines.**

**\*Effects Parcel Numbers: 45-19-24-201-008.000-008**

**This Document is the property of  
the Lake County Recorder!**

**45-19-24-130-010.000-008 (Lot 116 The Preserve, Unit 4)**

**45-19-24-130-011.000-008 (Lot 117 The Preserve, Unit 4)**

