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2020-089623

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

2020 Dec 8 9:48 AM

WARRANTY DEED

Form WD-1
Revised 5/2019

Project: 9980080
Code: NA
Parcel: 369
Page: 1 of 3

THIS INDENTURE WITNESSETH, That Zachary J. Hiskes, the Grantor of Lake County, State of Indiana Conveys and Warrants to LAKE COUNTY, INDIANA, the Grantee, for and in consideration of the sum of Thirty Three Thousand Five Hundred and 00/100 Dollars (\$33,500.00) (of which said sum \$3,300.00 represents land and improvements acquired and \$30,200.00 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 Plats 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.



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.
Tony Walker

Interests in land acquired by:
Lake County, Indiana
Grantee and Tax mailing address:
1100 East Monitor Street
Crown Point IN 46307
I.C. 8-23-7-31

This instrument was prepared by:
Tony Walker
The Walker Law Group, P.C.
363 S. Lake Street, Gary, IN 46403
(800) 889-3689

NON-TAXABLE
DEC 08 2020
JOHN E. PETALAS
LAKE COUNTY AUDITOR

NC
RM

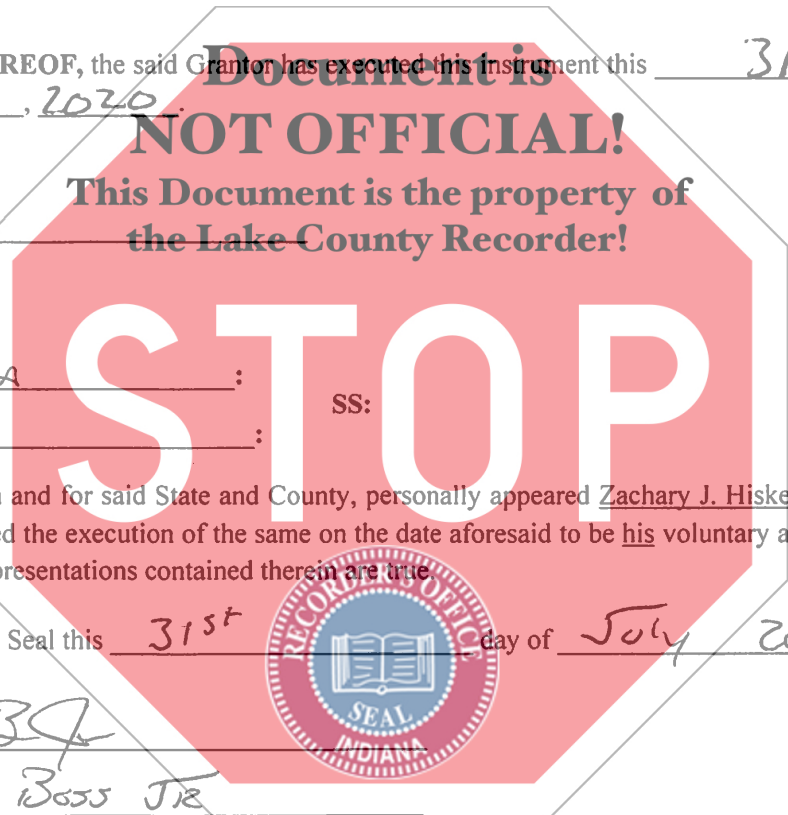
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Page: 2 of 3

The Grantor assumes and agrees to pay the 2019 payable 2020 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.

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 31st day of July, 2020.

Zachary J. Hiskes
Zachary J. Hiskes



STATE OF: INDIANA :
COUNTY OF LAKE : SS:

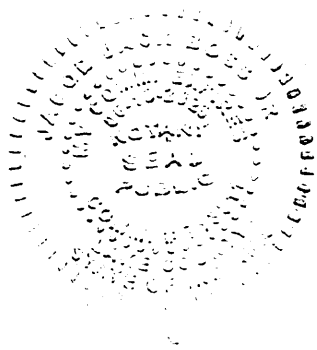
Before me, a Notary Public in and for said State and County, personally appeared Zachary J. Hiskes, the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained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

Witness my hand and Notarial Seal this 31st day of July 2020.

Signature J. A. Bess Jr.
Printed Name JACOB BESS JR.

My Commission expires JUNE 13 2024

I am a resident of LAKE County.



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EXECUTED AND DELIVERED in my presence:

[Signature]
Witness: Kevin J. Denney [Witness's Printed Name]

STATE OF INDIANA

COUNTY OF Lake

) **This Document is the property of**
) **SS: the Lake County Recorder!**
)

Before me, a Notary Public in and for said County and State, personally appeared KEVIN DENNEY
[Witness's Name], being known to me to be the person whose name is subscribed as a witness
to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and
delivered by ZACHARY HASKOS [Grantor's or other Signer's Name] in the above-name subscribing
witness's 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 31st day of July, 2020.

Signature [Signature]
Printed Name JACOB BOSS JR



My Commission expires JUNE 13 2026

I am a resident of Lake County.

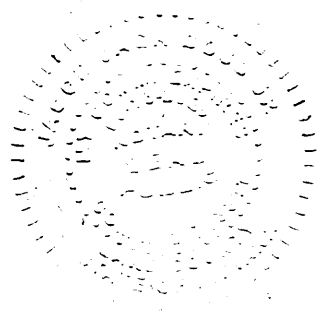


EXHIBIT "A"

Project: STP-N751()

Sheet 1 of 1

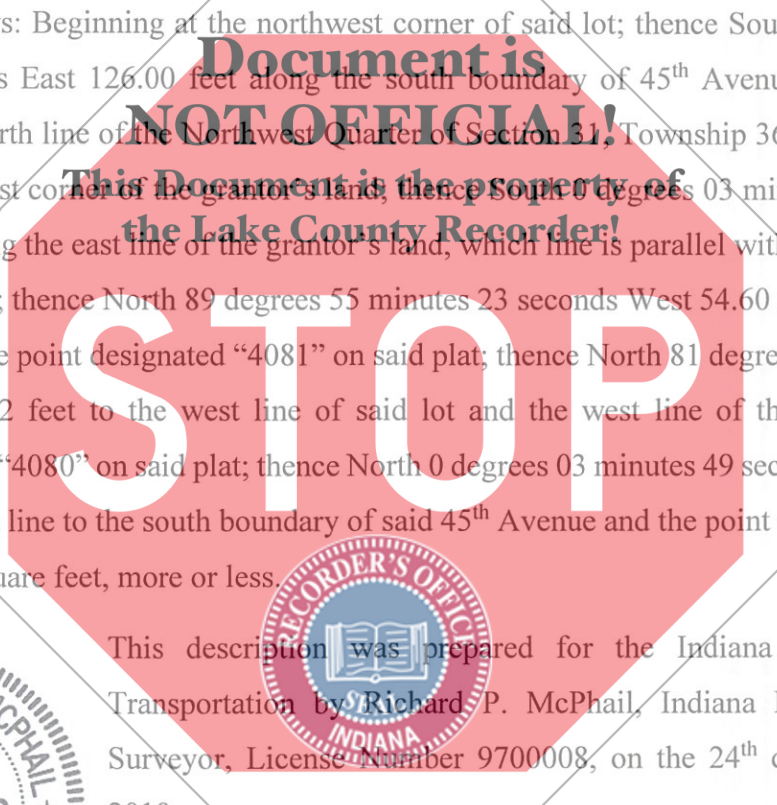
Des: 9980080

Parcel 369 – Fee Simple

Key Number: 45-08-31-101-003.000-001

Form: WD-1

A part of Lot 3 in Dutch Acres, Lake County, Indiana, as recorded in Plat Book 74, page 54 in the Office of the Recorder of said county, 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; thence South 89 degrees 55 minutes 23 seconds East 126.00 feet along the south boundary of 45th Avenue, which line is parallel with the north line of the Northwest Quarter of Section 31, Township 36 North, Range 8 West to the northeast corner of the grantor's land; thence South 0 degrees 03 minutes 49 seconds East 25.00 feet along the east line of the grantor's land, which line is parallel with the west line of said quarter section; thence North 89 degrees 55 minutes 23 seconds West 54.60 feet parallel with said north line to the point designated "4081" on said plat; thence North 81 degrees 57 minutes 09 seconds West 72.12 feet to the west line of said lot and the west line of the grantor's land designated as point "4080" on said plat; thence North 0 degrees 03 minutes 49 seconds West 15.00 feet along said west line to the south boundary of said 45th Avenue and the point of beginning and containing 2793 square feet, more or less.



This description was prepared for the Indiana Department of Transportation by Richard P. McPhail, Indiana Registered Land Surveyor, License Number 9700008, on the 24th day of February, 2019.



Richard P. McPhail

① Commissioner's R/W Grant
 Order #69
 Book #18
 Page #448
 June 7, 1912

EXHIBIT "B"
RIGHT-OF-WAY PARCEL PLAT
 Prepared For Board of Commissioners of Lake County
 by:



SHEET 1 OF 2

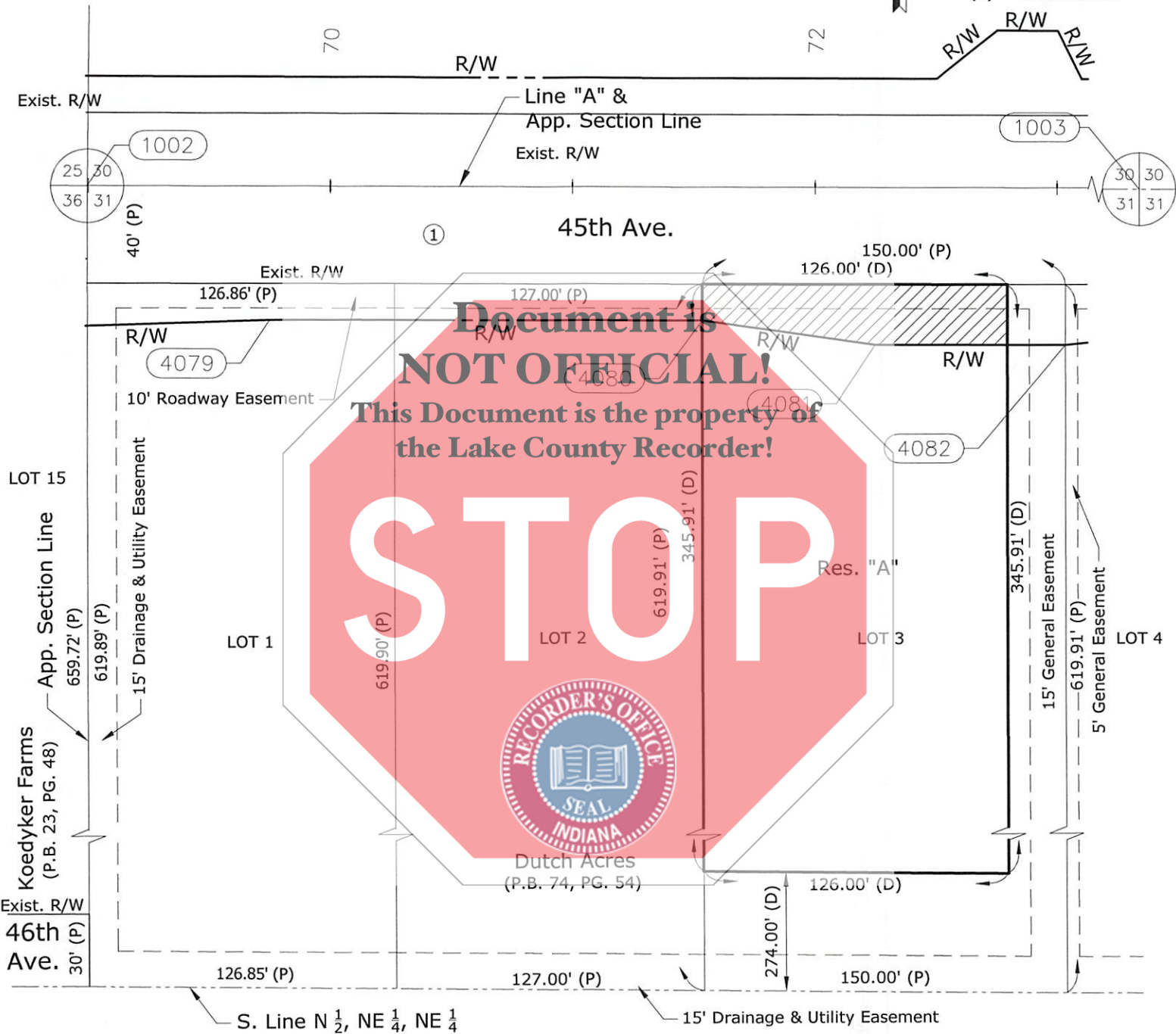


0 30' 60'

SCALE: 1"=60'

Legend

- (P) Plat Distance
- (D) Deed Distance



HATCHED AREA IS THE APPROXIMATE TAKING

OWNER: HISKES, ZACHARY J.
 PARCEL: 369
 PROJECT: STP-N751()
 ROAD: 45th AVENUE
 COUNTY: LAKE
 SECTION: 31
 TOWNSHIP: 36 NORTH
 RANGE: 8 WEST

DRAWN BY: M. A. Wilson
 CHECKED BY: R. P. McPhail
 DES. NO.: 9980080

Instrument No. 2014-026175, Dated February 14, 2014

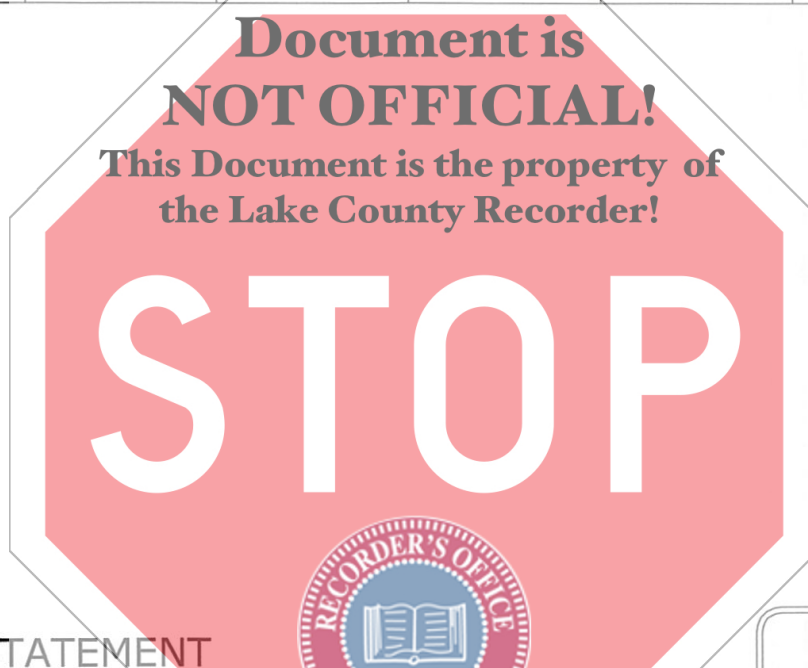
THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.

RIGHT-OF-WAY PARCEL PLAT
 Prepared For Board of Commissioners of Lake County
 by:



POINT REFERENCE CHART (Feet)

Point	North	East	Station	Offset	℄
1002	* SEE LOCATION CONTROL ROUTE SURVEY PLAT RECORDED AS INSTRUMENT NUMBER 2008-051375				
1003					
4079	163975.1426	161617.1208	69+75.00	55.00 R	A
4080	163974.9029	161795.7002	+PL(71+53.58)	55.00 R	A
4081	163964.8071	161867.1072	72+25.00	65.00 R	A
4082	163964.7016	161945.7111	+LL(73+03.60)	65.00 R	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").

Richard P. McPhail 2-24-2019

Richard P. McPhail Date
 Reg. Land Surveyor No. LS9700008
 State of Indiana



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

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 PARCEL: 369
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 DES. NO.: 9980080

STRUCTURE POINT PROJECT NO. 19990757
 HANSON PROJECT NO. 18L0284

THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.