

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-020713

9:28 AM 2021 Mar 8

WARRANTY DEED

Form WD-1
Revised 5/2019

Project: 9980080
Code: NA
Parcel: 386
Page: 1 of 3

THIS INDENTURE WITNESSETH, That Innovative Properties Limited, the Grantor of Lake County, State of Indiana Conveys and Warrants to **THE BOARD OF COMMISSIONERS OF LAKE COUNTY, INDIANA**, the Grantee, for and in consideration of the sum of Four Thousand and 00/100 Dollars (\$4,000.00) (of which said sum \$1,650.00 represents land and improvements acquired and \$2,350.00 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 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

NON-TAXABLE

MAR 04 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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

pkc
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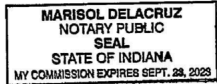
The undersigned represents and warrants that he is a duly elected officer of the Grantor; that the Grantor is a corporation validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full corporate capacity to convey the real estate interest described; that pursuant to resolution of the board of directors or shareholders of the Grantor or the by-laws 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 Board of Commissioners of Lake County, 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 corporate action for the making of this conveyance has been duly taken.

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 1st day of October, 2020.

Innovative Properties Limited

[Signature]
George Holmes, President



STATE OF: Indiana :
COUNTY OF Lake : SS:

Before me, a Notary Public in and for said State and County, personally appeared George Holmes, President of Innovative Properties Limited, 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 1st day of October, 2020.

Signature [Signature]

Printed Name Marisol De La Cruz

My Commission expires 9/23/2023

I am a resident of Lake County.

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EXECUTED AND DELIVERED in my presence:

John Warren [Witness's Signature]

Witness: John Warren [Witness's Printed Name]

STATE OF INDIANA)
) SS:
COUNTY OF Lake)

Before me, a Notary Public in and for said County and State, personally appeared John Warren [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 George Holmes [Grantors' or other Signers 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.

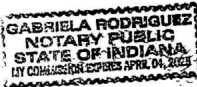
Witness my hand and Notarial Seal this 1 day of October, 2020.

Signature Gabriela R Rodriguez

Printed Name Gabriela R Rodriguez

My Commission expires April 4, 2025

I am a resident of Lake County.



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EXHIBIT "A"

Project: STP-N751()

Sheet 1 of 1

Des: 9980080

Parcel 386 – Fee Simple

Key Number: 45-08-31-126-003.000-001

Form: WD-1

A part of the North Half of the Northeast Quarter of the Northwest Quarter of Section 31, Township 36 North, Range 8 West, Lake County, Indiana, 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: Commencing at the northeast corner of said quarter section designated as point "1003" on said plat; thence North 89 degrees 55 minutes 23 seconds West 1086.44 feet along the north line of said quarter section to the prolonged east line of the grantor's land; thence South 0 degrees 03 minutes 10 seconds East 30.00 feet along said prolonged east line to the northeast corner of the grantor's land and the point of beginning of this description, which point is on the south boundary of 45th Avenue; thence continuing South 0 degrees 03 minutes 10 seconds East 25.00 feet along the east line of the grantor's land; thence North 89 degrees 55 minutes 23 seconds West 95.85 feet parallel with said north line to the west line of the grantor's land designated as point "4089" on said plat; thence North 0 degrees 03 minutes 10 seconds West 25.00 feet along said west line to the northwest corner of the grantor's land and the south boundary of said 45th Avenue; thence South 89 degrees 55 minutes 23 seconds East 95.85 feet along said south boundary, parallel with said north line to the point of beginning and containing 0.055 acres, 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 17th day of March, 2019.

Richard P. McPhail

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

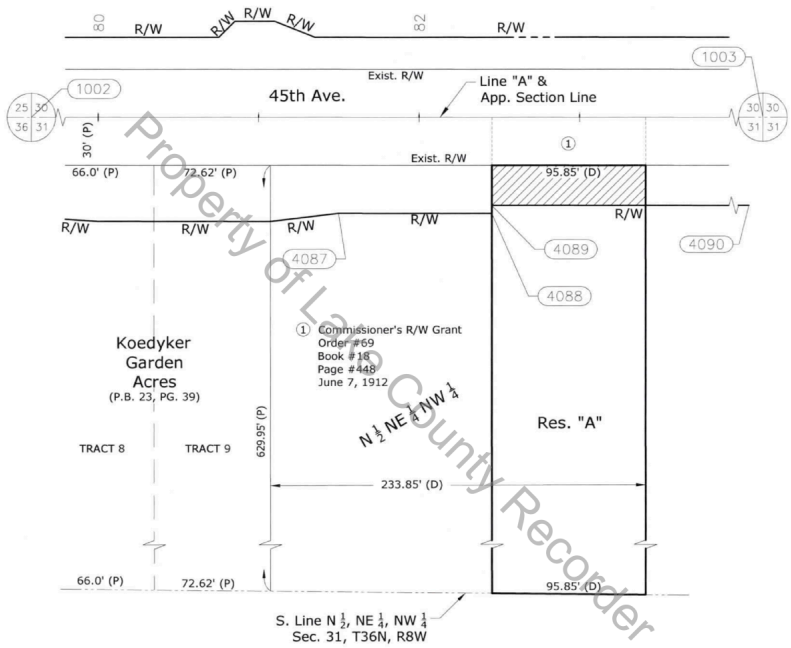


0 30' 60'

SCALE: 1"=60'

Legend

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



HATCHED AREA IS THE APPROXIMATE TAKING

OWNER: INNOVATIVE PROPERTIES LIMITED
 PARCEL: 386
 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. 2016-087333, Dated September 23, 2016

