

# NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2021-020714  
9:28 AM 2021 Mar 8

## TEMPORARY HIGHWAY EASEMENT GRANT (FOR CONSTRUCTION OF A DRIVEWAY)

4  
Form T-1  
Revised 05/2019

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

**THIS INDENTURE WITNESSETH**, That Innovative Properties Limited, the Grantor of Lake County, State of Indiana Grants to **THE BOARD OF COMMISSIONERS OF LAKE COUNTY, INDIANA**, the Grantee, for and in consideration of One Hundred and 00/100 Dollars (\$100.00) (of which said sum \$0.00 represents land improvements acquired and \$100.00 represents land temporarily encumbered and damages) and other valuable consideration, the receipt of which is hereby acknowledged, a temporary easement to enter upon and have possession of the Real Estate of the Grantor for the purpose of constructing thereupon a driveway servicing to the Grantor's property to and from the highway facility known as 45<sup>th</sup> Ave. III A and as Project 9980080, which said Real Estate situated in the County of Lake, State of Indiana, and which is more particularly described in the legal description(s) attached hereto as Exhibit "A" which is incorporated herein by reference, which said temporary easement shall be extinguished, become void and revert to the Grantor and/or the Grantor's successor(s) in title upon completion of the said Project. Said extinguishment shall be evidenced by a release document, which shall be executed and recorded by the Grantee, at no cost to the Grantor.

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the Grantor he has full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that he is therefore, fully authorized and empowered to convey to the Board of Commissioners of Lake County, Indiana real estate of the Grantor, and that on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.

*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

**FILED**  
**MAR 04 2021**  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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

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Any and all timber, shrubbery, fences, buildings and any other improvements situated within the area of the temporary easement granted herein shall become the property of Lake County, Indiana except:

None.

The said Grantor acknowledges that all provisions of this grant of temporary easement are as stated and set forth herein and that no verbal agreements or promises exist with respect thereto.

This temporary conveyance is subject to any and all easements, conditions and restrictions of record. However, the said Grantor, for the purpose of inducing Lake County, Indiana to accept this grant and to pay the hereinbefore referenced consideration, represent that the Grantor is the owner in fee simple of the Real Estate and that there exist no encumbrances, conditions, restrictions, leases, liens (except current real estate taxes and assessments) of any kind or character which would be inconsistent with the temporary rights granted herein.

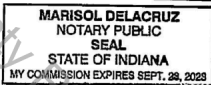
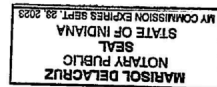
IN WITNESS WHEREOF, the said Grantor has executed this instrument this 1st day of October, 2020.

Innovate 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 Marisol Delacruz

Printed Name Marisol Delacruz

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 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.

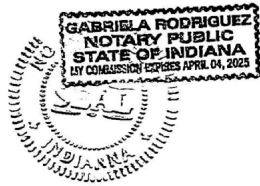
Witness my hand and Notarial Seal this 1 day of October, 2020.

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 386A – Temporary Right-of-Way for Drive Construction

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

Form: T-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, described as follows: Commencing at the northeast corner of said quarter section; 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 55.00 feet along said prolonged east line and the east line of the grantor's land; thence North 89 degrees 55 minutes 23 seconds West 26.39 feet parallel with said north line to the point of beginning of this description; thence South 0 degrees 04 minutes 37 seconds West 22.00 feet; thence North 89 degrees 55 minutes 23 seconds West 20.00 feet parallel with said north line; thence North 12 degrees 43 minutes 39 seconds West 22.56 feet; thence South 89 degrees 55 minutes 23 seconds East 25.00 feet parallel with said north line to the point of beginning and containing 0.011 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 17<sup>th</sup> day of March, 2019.



Richard P. McPhail

Lake County Recorder