

Rerecording Document since City of Hobart signature was missing from the original Recorded Document # 2021-523587

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 13 2021 SLG

JOHN E. PETALAS
LAKE COUNTY AUDITOR

WARRANTY DEED

Form WD-1
Revised 05/2019

Project:	1401034
Code:	N/A
Parcel:	1
Page:	1 of 3

THIS INDENTURE WITNESSETH, That Northern Indiana Public Service Company, an Indiana corporation, the Grantor(s) of LAKE County, State of INDIANA Convey(s) and Warrant(s) to **THE CITY OF HOBART**, the Grantee, for and in consideration of the sum of One thousand and 00/100 Dollars (\$1,000.00) (of which said sum \$1,000.00 represents land and improvements acquired and \$0.00 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(s) hereby specifically acknowledge(s) and agree(s) that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor(s), or any successors in title to the abutting lands of the Grantor(s), 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(s) and all successors and assigns.

The undersigned represents and warrants that he/she 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Grantor he/she has full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that he/she is therefore, fully authorized and empowered to convey to **The City of Hobart** real estate of the Grantor, and that on the date of execution of said conveyance instruments he/she had full authority to so act; and that all necessary corporate action for the making of this conveyance has been duly taken.

The Grantor warrants that no Gross Income Tax is due or payable as a result of this conveyance.

The grantor(s) assume(s) and agree(s) to pay the 2020 payable 2021 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 City in the event of any non-payment.

PROVIDED HOWEVER, that the grantor herein (hereinafter referred to as easement holder) does hereby reserves unto itself an easement in, over, across and under the real estate described in Exhibit "A" and depicted upon the Right of Way Parcel Plat marked Exhibit "B" for the purpose of maintaining certain utility facilities now in place thereon, and for future installation and maintenance

Interests in land acquired by
The City of Hobart
Grantee and Tax mailing address:
414 Main Street
Hobart, IN 46342
I.C. 8-23-7-31

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, #021-2745, 1

Form WD-1
Revised 05/2019

Project: 1401034
Code: N/A
Parcel: 1
Page: 2 of 3

of said easement holder's utility facility which may be installed within such easement. Any exercise by the easement holder on such easement or any of its rights thereunder shall be subject to the laws, rules, and regulations of the State of Indiana, the United States Government, or any agencies or instrumentalities thereof, which may be in effect at the execution of this instrument and which may be subsequently enacted or declared from time to time thereafter, which are reasonable necessary or convenient to the protection of said highway facility and the public use thereof; and the easement holder shall indemnify the City of Hobart, Indiana against any damage to the highway facility resulting from: any act of the easement holder or its agents in violation hereof or from the easement holder's negligence. By the acceptance of this deed the City of Hobart, Indiana agrees that any future alteration and/or relocation ordered by the City of Hobart, Indiana of such existing utility facilities shall be performed by the easement holder, and the City of Hobart, Indiana shall reimburse the easement holder for the actual reasonable cost to the easement holder of such performance, subject to the laws, rules, and regulations of the State of Indiana, the United States Government, or any agencies or instrumentalities thereof, which may be in effect at the execution of this instrument and which may be subsequently enacted or declared from time to time thereafter.

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 19th day of July, 2021.

Northern Indiana Public Service Company, an Indiana corporation

By Ronald E. Talbot (Seal) _____ (Seal)
Signature Signature

Ronald E. Talbot, Sr. VP Electric Operations
Printed Name and Title Printed Name

STATE OF Indiana :

SS:

COUNTY OF Lake :

Before me, a Notary Public in and for said State and County, personally appeared Ronald E. Talbot, Sr. VP Electric Operations of Northern Indiana Public Service Company, an Indiana corporation, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his/her voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 19th day of July, 2021.

Signature Jill Jennifer Tabor

Printed Name Jill Jennifer Tabor

My Commission expires 02/20/2025

I am a resident of Lake County.



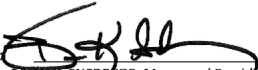
NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, #021-2745, 1

Form WD-1
Revised 05/2019

Project: 1401034
Code: N/A
Parcel: 1
Page: 3 of 3

ACCEPTED by the CITY OF HOBART, INDIANA on this 18th day of August, 2021.

BY 
BRIAN K. SNEDECOR, Mayor and Presiding Officer
City of Hobart Board of Public Works and Safety

STATE OF INDIANA)
) ss:
LAKE COUNTY)

BEFORE ME, a duly appointed Notary Public in and for said county and state, appeared Brian K. Snedecor, Mayor and the Presiding Officer of the Board of Works and Public Safety of the City of Hobart, Grantee in the above instrument and persons known to me, who acknowledged execution of same in said capacities on behalf of said Grantee, as her free and voluntary acts for the uses and purposes stated therein.

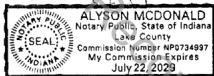
IN WITNESS WHEREOF, I have affixed my signature and official seal on this 18th day of August, 2021.

Alyson McDonald
Notary Public

Name Printed: Alyson McDonald

County of Residence: Lake

My Commission Expires: July 22, 2029



This instrument was prepared by Heather McCarthy, 414 Main Street, Hobart, IN 46342, Attorney #27243-45

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each and every Social Security number from this document, unless it is required by law. Heather McCarthy

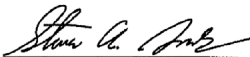
EXHIBIT "A"

Project: 1401034
Parcel 1 Fee Simple
Key # 45-12-24-351-001.000-046

Sheet 1 of 1

A part of the West Half of the Southwest Quarter of Section 24, Township 35 North, Range 8 West, Lake County, Indiana, being part of The Chesapeake and Ohio Railway Company land as originally conveyed in Deed Record 93 Page 244, 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 southwest corner of said Section, being the point designated "10" on said Exhibit "B"; thence North 00 degrees 12 minutes 38 seconds West 1,495.75 feet along the west line of said section to the Point of Beginning of this description; thence continuing North 00 degrees 12 minutes 38 seconds West 43.64 feet along said west line to the northeastern line of the grantor's land; thence South 60 degrees 05 minutes 06 seconds East 40.46 feet along said northeastern line; thence South 00 degrees 12 minutes 38 seconds East 23.33 feet to the point designated "501" on said Exhibit "B"; thence South 89 degrees 47 minutes 22 seconds West 35.00 feet to the west line of said Section and the Point of Beginning, and containing 0.027 acres, more or less, inclusive of the presently existing right of way, containing 0.007 acres, more or less.

This description was prepared for the City of Hobart and certified by Steven A. Jones, Indiana Registered Professional Surveyor, License No. LS20200010, on the 31st day of December, 2019.



Steven A. Jones, P.S.
Indiana Registered Professional Surveyor No. LS20200010



LAKE COUNTY, INDIANA, 821-2745, 115

Right of Way Parcel Plat Exhibit "B"

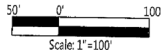
Code: N/A
Page: 1 of 1

Parcel: 1
Project: 1401(034)
Des. # 1401034
County: Lake
Section: 24
Township: 35N
Range: 8W

Owner: Northern Indiana Public Service Company
Special Warranty & Quit Claim Deed: Instrument 986061
Key Number: 45-12-24-351-001.000-045

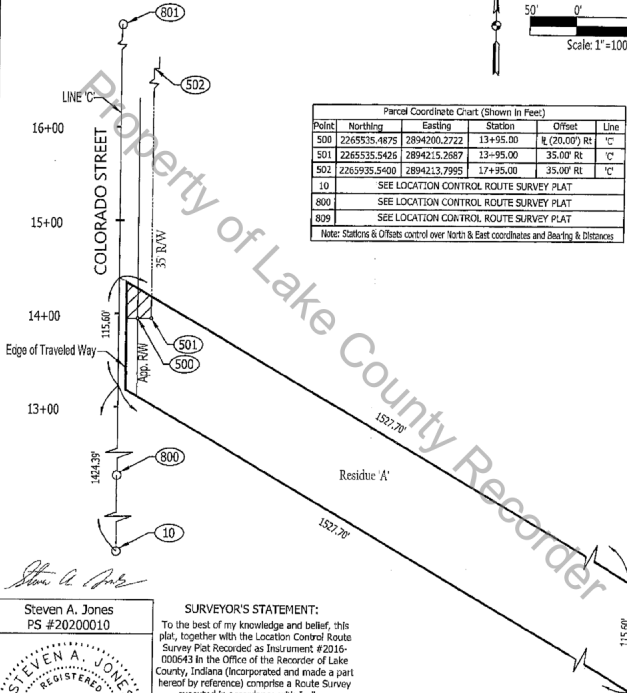
Prepared by: S. Hartman
Checked by: S. Jones

Hatched Area is the Approximate taking



Parcel Coordinate Chart (Shown in Feet)					
Point	Northing	Easting	Station	Offset	Line
500	2265535.4875	2894200.2722	13+95.00	ft. (20.00') Rt	'C'
501	2265535.5426	2894215.2687	13-95.00	35.00' Rt	'C'
502	2265935.5400	2894213.7995	17+95.00	35.00' Rt	'C'
10	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
800	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
809	SEE LOCATION CONTROL ROUTE SURVEY PLAT				

Note: Stations & Offsets control over North & East coordinates and Bearing & Distances



Steven A. Jones

Steven A. Jones
PS #20200010

SURVEYOR'S STATEMENT:

To the best of my knowledge and belief, this plat, together with the Location Control Route Survey Plat Recorded as Instrument #2016-000643 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").

This plat was prepared from information obtained from the Recorder's Office and other sources which were not necessarily checked by a field survey.

Date: 12/31/2019



DLZ
DLZ INDIANA, LLC
2211 EAST JEFFERSON BOULEVARD
SOUTH BEND, INDIANA 46515
(574) 236-4400