

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2022-031636

8:37 AM 2022 Sep 1

WARRANTY DEED

Form WD-1
Revised 12/2021

Project: 1703001
Code: 6959
Parcel: 4
Page: 1 of 3

THIS INDENTURE WITNESSETH, That John K. Little and Janet W. Little, husband and wife, as tenants by the entireties, the Grantor(s) of Lake County, State of Indiana Convey(s) and Warrant(s) to the STATE OF INDIANA, the Grantee, for and in consideration of the sum of Three Thousand Dollars (\$3,000.00) (of which said sum \$3,000.00 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 grantor(s) assume(s) and agree(s) to pay the 2021 payable 2022 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 State in the event of any non-payment.

Interests in land acquired by the Indiana
Department of Transportation
Grantee mailing address:
100 North Senate Avenue N758-RE
Indianapolis, Indiana 46204-2219
I.C. 8-23-7-31

NON-TAXABLE

AUG 31 2022

JOHN E. PETALAS
LAKE COUNTY AUDITOR

NC
KK

COPY

NOT AN OFFICIAL DOCUMENT

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IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument
this 21ST day of April, 2022.

John K. Little (Seal)
Signature - John K. Little

Janet W. Little (Seal)
Signature - Janet W. Little

STATE OF: INDIANA ;
COUNTY OF: LAKE ; SS:

Before me, a Notary Public in and for said State and County, personally appeared John K. Little and Janet W. Little, husband and wife, as tenants by the entireties, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be their voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 21ST day of April, 2022.

Signature [Signature]
Printed Name _____



My Commission expires _____
I am a resident of LAKE County.

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This instrument was prepared by:

Teresa D. Giller, Attorney
Attorney No. 17698-49
Indiana Department of Transportation
100 North Senate Ave, N730
Indianapolis, IN 46204

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.

Teresa D. Giller
Teresa D. Giller

Property of Lake County Recorder

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EXHIBIT "A"

Project: 1703001

Page 1 of 1

Code: 6959

Parcel: 4

Form: WD-1 Fee Simple

Tax ID: 45-23-07-300-001.000-037

A part of the Southwest and Northwest Quarters of Section 7, Township 32 North, Range 9 West, in Lake County, Indiana, and being that part of the grantors' 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 the grantors' land, which point is in the centerline of State Road 2 and North 89 degrees 51 minutes 30 seconds East 540.00 feet from the west line of said quarter section; thence North 61 degrees 27 minutes 57 seconds East 319.09 feet along said centerline; thence South 28 degrees 32 minutes 03 seconds East 45.00 feet to the point designated "409" on said Parcel Plat; thence South 61 degrees 27 minutes 57 seconds West 150.00 feet to the point designated "410" on said plat; thence South 28 degrees 32 minutes 03 seconds East 10.00 feet to the point designated "411" on said plat; thence South 61 degrees 27 minutes 57 seconds West 199.11 feet to the west line of the grantors' land; thence North 0 degrees 05 minutes 38 seconds East 62.66 feet along said west line to the point of beginning and containing 0.387 acres, more or less, inclusive of the presently existing right-of-way which contains 0.089 acres, more or less, for a net additional taking of 0.298 acres, more or less.

This description was prepared for the Indiana Department of Transportation by Christopher H. Phillips, Indiana Registered Land Surveyor, License Number LS8800096, on the 3rd day of May, 2021.



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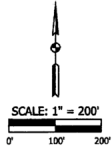
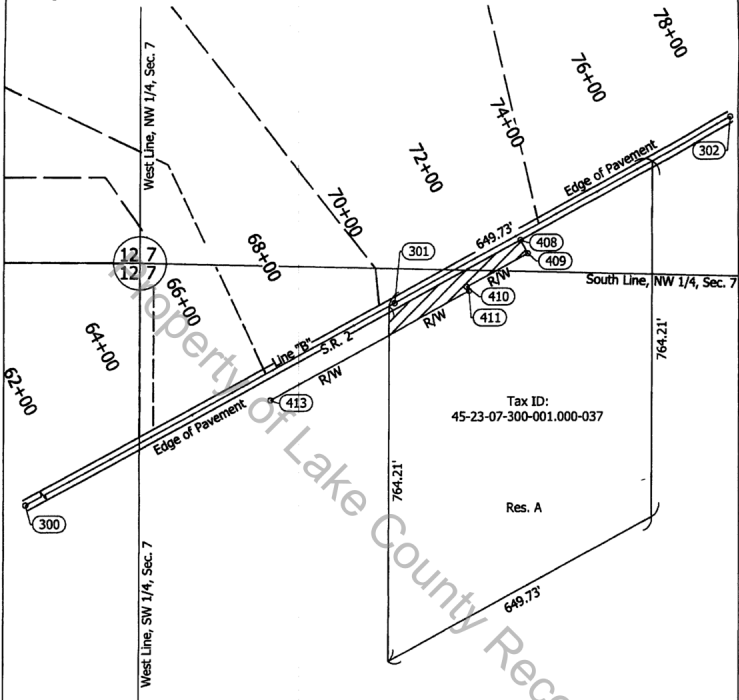
Exhibit "B"

Parcel: 4
Project: 1703001
Des. # 1703001
County: Lake
Section: 7
Township: 32 North
Range: 9 West

Owner: John K. Little & Janet W. Little
Warranty Deed: Instr. No. 643957
Recorded: November 26, 1985

Code: 6959
Page: 1 of 2
Prepared by: JDR
Checked by: GMQ

 Hatched Area is the Approximate Acquisition



SJCA

9102 North Meridian Street, Suite 200, Indianapolis, IN 46260
Phone: (317) 566-0629

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Exhibit "B"

Parcel: 4
 Project: 1703001
 Des. # 1703001
 County: Lake
 Section: 7
 Township: 32 North
 Range: 9 West

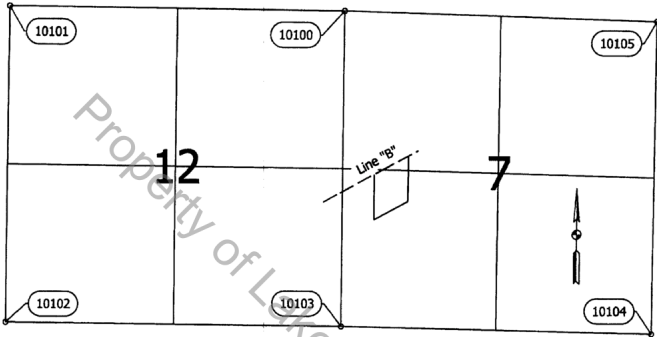
Owner: John K. Little & Janet W. Little
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PARCEL COORDINATE CHART					
POINT NUMBER	LINE	STATION	OFFSET	NORTHING	EASTING
408	"P"	73+05.00	EP (12.00' RL)	49864.2154	99828.4835
409	"P"	73+05.00	45.00' RL	49835.2239	99844.2470
410	"P"	71+45.00	45.00' RL	49763.5714	99712.4672
411	"P"	71+45.00	55.00' RL	49754.7861	99717.2441
413	"P"	66+65.00	55.00' RL	49520.7212	99286.7633

300, 301, 302, 10100, 10101, 10102, 10103, 10104, 10105 - See Location Control Route Survey Plat

Stations and Offsets are to Control over Both Northing and Easting Coordinates and Bearings and Distances.



Not to Scale

CHRISTOPHER H. PHILLIPS
 LS #8800096



SURVEYOR'S STATEMENT:

To the best of my knowledge and belief, this plat, together with the Location Control Route Survey Plat Recorded in Instrument No. 2002-031944 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.

Chris Phillips

Date: 5/11/2021



9102 North Meridian Street, Suite 200, Indianapolis, IN 46260
 Phone: (317) 566-0629

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