

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER

2022-037109

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

10:04 AM 2022 Oct 28

Parcel Number: 45-07-33-376-014.000-026

AFFIDAVIT OF EXPIRED MECHANIC'S LIEN

Comes now Margie Hofmann, the duly authorized partner of the Grimmer Family Limited Partnership, and hereby states as follows:

1. That I am an adult and competent to give this Affidavit which is predicated upon facts about which I have first hand knowledge.
 2. That I am an authorized partner and vested with authority to transact business for the partnership, an entity organized and registered in the State of Indiana.
 3. That on or about the 23rd day of August, 2021, Indoor Air HVAC, Inc., recorded a *Sworn Statement and Notice of Intention to Hold Mechanic's Lien* and recorded same as document number 2021-524015.
 6. That more than one (1) year has elapsed since the filing of such *Sworn Statement and Notice of Intention to Hold Mechanic's Lien*.
 7. That pursuant to Burns Ind. Code Ann. § 32-28-7-2, the Mechanic's Lien is expired and presently null and void.
 8. That no suit for the foreclosure of the Mechanic's Lien is pending in any court in this State.
 9. That no unsatisfied Judgment has been rendered on the Mechanic's Lien.
 10. That more than thirteen (13) months have elapsed since the filing of the Mechanic's Lien by Indoor Air HVAC, Inc.
 11. That this Affidavit is filed pursuant to Burns Ind. Code Ann. § 32-28-6-1, to effectuate the release of the expired Mechanic's Lien.
 12. The legal description of such property is attached hereto as Exhibit "A."
- Further Affiant sayeth naught.

Margie P. Hofmann
Signature

STATE OF INDIANA)
COUNTY OF LAKE) SS:

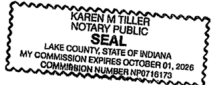
Before me, a Notary Public, in and for said County and State, this 20th day of October, personally appeared Margie P. Hofmann and acknowledged the execution of the foregoing instrument to be her free and voluntary act.

County of Residence: Lake
My Commission Expires: 10/1/26

Karen M. Tiller
Notary Public

Karen M. Tiller
Printed name:

"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."
PREPARED BY: mt



Prepared by:
Kellie Anderson

25 cc
C# 57109
kt

LEGAL DESCRIPTION

PARCEL 1: Part of the North Half of Section 23, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, lying Southwesterly of the 100 foot right of way of the Chesapeake and Ohio Railroad and North of the 200 foot right of way of U.S. Highway No. 30, more particularly described as follows; Commencing at the Northwest corner of said Section 23; thence South 02 degrees 42 minutes 00 seconds East along the West line of said Section 23, a distance of 1,250.66 feet to the point of beginning of this described parcel; thence North 87 degrees 18 minutes 00 seconds East, 721.33 feet, more or less, to the South line of said 100 foot wide Chesapeake and Ohio Railroad right of way; thence South 62 degrees 42 minutes 00 seconds East along said South right of way, 819.41 feet to a point 1,632.33 feet, South 62 degrees 42 minutes 00 seconds East, from the West line of said Section 23 and measured along the South line of said railroad right of way; thence South 27 degrees 18 minutes 00 seconds West, 354.33 feet; thence North 62 degrees 42 minutes 00 seconds West, 36.92 feet; thence South 27 degrees 18 minutes 00 seconds West, 614.54 feet, more or less, to the Northerly right of way line of U.S. Highway No. 30; thence Westerly along the Northerly line of said highway, 44.97 feet; thence North 01 degrees 35 minutes 00 seconds West, 43.06 feet; thence North 88 degrees 25 minutes 00 seconds East, 17.0 feet; thence North 01 degrees 35 minutes 00 seconds West, 150 feet; thence South 88 degrees 25 minutes 00 seconds West, 326.65 feet; thence South 81 degrees 35 minutes 00 seconds East, 193.56 feet to the Northerly right of way of U.S. Highway No. 30; thence Westerly along the Northerly line of said highway, 210 feet to the East line of the American Oil property described in deed recorded on April 12, 1965, in Deed Record 1288, page 199; thence North 02 degrees 42 minutes 00 seconds West, 191.812 feet along said East line; thence South 87 degrees 18 minutes 00 seconds West, 350 feet to a point on the West line of said Section 23, that is 2,287.50 feet South of the Northwest corner of said Section 23; thence North 02 degrees 42 minutes 00 seconds West, 1029.24 feet to the point of beginning, EXCEPTING THEREFROM Warranty Deed recorded December 14, 1994, as Document No. 94083963, in the Office of the Recorder of Lake County, Indiana, to the State of Indiana.

PARCEL 2: Non-exclusive right to use for ingress and egress the existing access along and adjacent to the Southeast corner of Parcel 1 above, and from from U.S. 30, as created in the Declaration of Easements, Covenants and Conditions recorded January 30, 1979, as Document No. 513761, upon the terms and provisions therein provided and the amendments and agreements thereto.

Easement for drainage control system contained in a grant from Smith Real Estates Corporation to G.I. Land Co., etal, and to their successors and assigns, dated January 16, 1979 and recorded March 26, 1979 as Document No. 521402, over, upon and across the following: Part of the Northwest 1/4 of Section 23, Township 35 North, Range 8 West of the 2nd Principal Meridian, in Lake County, Indiana, described as commencing at the intersection of the West line of said Northwest 1/4 and the North line of the 100-foot wide right-of-way of the Chesapeake and Ohio Railroad; thence South 62 degrees 42 minutes 00 seconds East along said railroad North line, 2026.06 feet to the point of beginning of the centerline of a 90 foot wide drainage easement whose centerline is described as follows: North 00 degrees 18 minutes 00 seconds East, 283.72 feet; thence Northeasterly along a circular curve which is convex to the Northwest whose radius equals 150 feet, tangent equals 125.86 feet, deflection angle equals 80 degrees, a distance of 209.44 feet along said curve; thence North 80 degrees 18 minutes 00 seconds East 507 feet, more or less; thence Northeasterly along a circular curve which is convex to the Southeast whose radius equals 150 feet, tangent equals 132.71 feet, deflection angle equals 83 degrees, a distance of 217.29 feet along said curve to a point on a line lying 75 feet West of and parallel with the East line of said Northwest 1/4; thence North 02 degrees 42 minutes 00 seconds West and parallel with said East line, 1090 feet, more or less, to the North line of said Northwest 1/4, the point of terminus of said drainage easement centerline.

ALSO

Parts of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 14, Township 35 North, Range 8 West of the 2nd Principal Meridian, in Lake County, Indiana, described as beginning at a point on the East line of the Southwest 1/4 of said Southwest 1/4 lying 295.00 feet North of the Southeast corner of the Southwest 1/4 of said Southwest 1/4; thence South 64 degrees West, 137.00 feet; thence West, 100.00 feet; thence North 45 degrees West, 108.00 feet; thence North 10 degrees East, 172.00 feet; thence North 59 degrees 24 minutes 18 seconds East, 197.07 feet; thence North, 155.00 feet; thence North 60 degrees East, 145.26 feet; thence East, 150.00 feet; thence South 60 degrees East, 88.00 feet; thence South 45 degrees East, 92.00 feet; thence South, 142.00 feet; thence South 20 degrees East, 90.00 feet; thence East, 72.00 feet; thence North 30 degrees East, 118.00 feet; thence North 35 degrees West, 280.00 feet; thence North 45 degrees East 88.47 feet; thence East 130.00 feet; thence South 60 degrees East, 167.00 feet; thence South 33 degrees East, 190.00 feet; thence South 45 degrees East, 175.00 feet; thence South 60 degrees East, 218.31 feet; thence East, 148.23 feet, more or less, to the East line of the Southeast 1/4 of said Southwest 1/4; thence Southerly along said East line, 234 feet, more or less, to the Southeast corner of the Southeast 1/4 of said Southwest 1/4; thence Westerly along the South line of the Southeast 1/4 of said Southwest 1/4, 120.00 feet; thence North 35 feet, more or less; thence North 82 degrees West, 168

feet, more or less; thence North 42 degrees West, 333.00 feet; thence North 75 degrees 15 minutes 41 seconds West, 88.24 feet; thence South 88 degrees West, 92.00 feet; thence South 63 degrees West, 294.00 feet; thence North 48 degrees West, 250.00 feet; thence West 85.00 feet; thence South 64 degrees West, 122.00 feet to the point of beginning.