

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2022-039467

2:18 PM 2022 Nov 22

WARRANTY DEED

Tax Key No: 45-12-02-352-009.000-018

Project:	61 st Avenue & Marcella
Code:	N/A
Parcel:	9
Page:	1 of 2

THIS INDENTURE WITNESSETH, That J & A Hobart, LLC, an Indiana limited liability company, the Grantor(s) of Lake County, State of Indiana, Convey(s) and Warrant(s) to the **CITY OF HOBART, INDIANA** the Grantee, for and in consideration of the sum of) Ninety-Eight Thousand Dollars (\$98,000.00) (of which said sum \$80,200.00 represents land and improvements acquired and \$17,800.00 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" which exhibit is 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.

The undersigned represents and warrants that he is the Manager of the Grantor; that the Grantor is a limited liability company 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 company capacity to convey the real estate interest described; that pursuant to the Articles of Organization of the Grantor and the Operating Agreement 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 City of Hobart, 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 company action for the making of this conveyance has been duly taken.

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

NON-TAXABLE

NOV 22 2022

JOHN E. PETALAS
LAKE COUNTY AUDITOR

\$25.00
#077661
JK



NOT AN OFFICIAL DOCUMENT

Project: 61st Avenue & Marcella
Code: N/A
Parcel: 9
Page: 2 of 2

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument
this 14th day of November, 2022

J & A HOBART, LLC an Indiana limited liability company

Signature

John R. Barney, Manager

Printed Name

STATE OF ~~ILLINOIS~~ INDIANA ^{SH}
COUNTY OF ~~COOK~~ LAKE ^{SH} SS:

Before me, a Notary Public in and for said State and County, personally appeared John R. Barney, manager of J & A Hobart, LLC, the Grantor(s) 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 14th day of NOVEMBER, 2022.

Signature

Printed Name

My Commission expires

I am a resident of

I affirm under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Heather McCarthy.

This instrument prepared by: Heather McCarthy, Hobart City Attorney
Heather McCarthy, City Law Department
705 E 4th Street
Hobart, IN 46342

Grantee's mailing and tax bill address:
414 Main Street
Hobart, IN 46342

Legal Description prepared by Butler, Fairman & Seufert, Inc



NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"

Sheet 1 of 1

Project: 1902707
61st Ave. at Marcella Blvd.
Parcel: 9 Fee
Parcel ID: 45-12-02-352-009.000-018

A part of Lot 2 in Omega Plaza, a subdivision in the Southwest Quarter of the Southwest Quarter of Section 2, Township 35 North, Range 8 West, Lake County, Indiana, the plat of which subdivision is recorded in Plat Book 86, page 57, 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: Beginning at the southeast corner of said lot; thence North 89 degrees 21 minutes 11 seconds West (bearing based on the Location Control Route Survey Plat recorded in Instrument 2021-034177) 200.00 feet along the south line of said lot to the southwest corner of said lot; thence North 00 degrees 11 minutes 42 seconds West 184.49 feet along the west line of said lot to point "627" designated on said Parcel Plat; thence South 07 degrees 01 minute 42 seconds East 135.98 feet to point "615" designated on said Parcel Plat; thence South 35 degrees 15 minutes 59 seconds East 56.15 feet to point "616" designated on said Parcel Plat; thence South 89 degrees 19 minutes 16 seconds East 151.55 feet to the east line of said lot; thence South 00 degrees 11 minutes 42 seconds East 4.15 feet along said east line to the point of beginning and containing 3,400 square feet, more or less.



This description was prepared for the
City of Hobart, IN
on the 11th day of February, 2022.

Kelly D. Marley
Kelly D. Marley
Indiana Registered Land Surveyor
License Number LS20400016



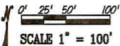
Revised 2-11-2022

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EXHIBIT "B"

RIGHT-OF-WAY PARCEL PLAT

Prepared for the City of Hobart, IN
by USI Consultants, Inc. (Job #2021-0245)



Parcel Coordinate Chart (feet)					
Point	Line	Station	Offset	Northing	Easting
500	FRS-2-A	P.O.T. 43+00.00		412976.6599	810924.0049
501	FRS-2-A	P.O.T. 50+00.00		412276.6420	810925.6923
615	FRS-2-A	49+00.00	33.00 Lt.	412376.7402	810958.4512
616	A	18+60.00	55.00 Lt.	412330.8934	810990.8728
617	A	+E 25+52.25	55.00 Lt.	412322.6906	811683.0773
627	FRS-2-A	47+65.00	E 16.69 Lt.	412511.7015	810941.8223
911	FRS-2-A	+E 47+49.47	E 16.67 Lt.	412527.2275	810941.7594

Stations & offsets control over for alignments and points designated "P" see both north & east coordinates the Location Control Route Survey recorded and bearings & distances in Instrument 2021-034177

SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded in instrument 2021-034177 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").

Lot 1

33' Access/Utility and Drainage Easement in favor of JMA Hobart, LLC & Bailuyck Properties, LLC



Kelly D. Marley
Kelly D. Marley Dated 2-11-2022
Reg. Land Surveyor No. LS20400018
State of Indiana

Omega Plaza
(Plat Book 86, page 57)

Line "FRS-2-A"

R/W

Lot 3

Res. A
45-12-02-352-009.000-018

Lot 2

10' Drainage & Utility Easement

10' Utility Easement

Easement for sign in favor of FK Properties, LLC.

15' Easement for ingress/egress in favor of JMA Hobart, LLC

61st Ave.

15' Easement for ingress/egress in favor of Bailuyck Properties, LLC.

24' Easement for ingress/egress in favor of Bailuyck Properties, LLC.

Marcella Blvd.

Line "A"

Rev. 2-11-2022 : Delete point 614. Add points 627 and 911.

PARCEL: 9 OWNER: J & A HOBART, LLC
PROJECT: 1902707
ROAD: 61st Ave.
COUNTY: Lake
SECTION: 2
TOWNSHIP: 35 N.
RANGE: 8 W.

HATCHED AREA IS THE APPROXIMATE NET TAKING



DRAWN BY: K.T. SOLLARS 11-15-2021
CHECKED BY: K.D. MARLEY 11-29-2021
DES. NO.: 1902707

INSTR. 200703262 DATED 02-8-2007

DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORDED DOCUMENTS.