

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 08 2022 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-548761
12/08/2022 10:41 AM
TOTAL FEES: 25.00
BY: SP
PG #: 7

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

Form WD-1
Revised 12/2021

Project:	1702830
Code:	n/a
Parcel:	4
Page:	1 of 4

THIS INDENTURE WITNESSETH, That VR5, LLC, the Grantor(s) of Lake County, State of Indiana Convey(s) and Warrant(s) to the Lake County Board of Commissioners, the Grantee, for and in consideration of the sum of Four Thousand Nine Hundred 00/100 Dollars (\$4,900.00) (of which said sum \$4,900.00 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.

The undersigned represents and warrants that he is the President 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 that 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 State

Interests in land acquired by The Lake
County Highway Department
Grantee mailing address:
1100 E. Monitor St.,
Crown Point, IN 46307
I.C. 8-23-7-31

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Project:	<u>1702832</u>
Code:	<u>n/a</u>
Parcel:	<u>4</u>
Page:	<u>2 of 4</u>

of 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.

Property of Lake County Recorder

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Form WD-1
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Project: 1702830
Code: n/a
Parcel: 4
Page: 3 of 4

IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument
this 28th day of October, 2022.

VR5, LLC



Signature

Bryan Van Ryn, President of VR5, LLC

Printed Name

STATE OF: Indiana :

COUNTY OF Lake :

SS:

Before me, a Notary Public in and for said State and County, personally appeared, Bryan Van Ryn as President of VR5, 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.

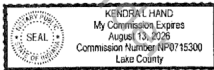
Witness my hand and Notarial Seal this 28th day of October, 2022.

Signature Kendra L Hand

Printed Name Kendra L. Hand

My Commission expires 08/13/2026

I am a resident of Lake County.



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Project: 1702830
Code: N/A
Parcel: 4
Page: 4 of 4

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.

Name: 

Printed: Monica B Morgan

This document prepared by David Brooks, Attorney 4028-49

Property of Lake County Recorder

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EXHIBIT "A"

Project: 1702830
Parcel: 4 FEE SIMPLE
Key #: 45-15-08-377-001.000-013

Sheet 1 of 1

A part of the East Half and a part of the West Half of the Southeast Quarter of the Southwest Quarter of Section 8, Township 34 North, Range 9 West, Lake County, Indiana, and being that part 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 intersection of the centerline of West Creek (West Creek Ditch) and the south line of said section; thence North 12 degrees 58 minutes 24 seconds East 21.34 feet along said centerline; thence North 18 degrees 00 minutes 46 seconds East 13.41 feet along said centerline; thence South 89 degrees 21 minutes 25 seconds East 141.12 feet to point "704" designated on said plat; thence South 79 degrees 03 minutes 07 seconds East 111.80 feet to point "705" designated on said plat; thence South 0 degrees 38 minutes 35 seconds West 12.67 feet to the south line of said section; thence North 89 degrees 34 minutes 26 seconds West 259.69 feet along said south line to the point of beginning and containing 0.169 acres, more or less, inclusive of the presently existing right-of-way which contains 0.055 acres, more or less, for a net additional taking of 0.114 acres, more or less.

This description was prepared for the Lake County Board of Commissioners by Beam, Longest and Neff, L.L.C.


Dewey L. Witte
Indiana Registered Land Surveyor
License Number LS29800022

05/09/2021
Date



