

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2023-009157

10:41 AM 2023 Mar 24

WARRANTY DEED

Form WD-1
Revised 5/2019

Project:	<u>20-0274</u>
Code:	<u>N/A</u>
Parcel:	<u>11110 W. 141st Avenue</u>
Page:	<u>1 of 2</u>

THIS INDENTURE WITNESSETH, That Sonshine Holdings, LLC., the Grantor(s) of Lake County, State of Indiana Grant(s) to THE BOARD OF COMMISSIONERS OF LAKE COUNTY, INDIANA, the Grantee, for and in consideration of the sum of Seven Thousand Five Hundred Dollars (\$7,500.00) (of which said sum \$7,500.00 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 Board of Commissioners of Lake County, Indiana in the event of any non-payment

Interests in land acquired by
Lake County, Indiana
Grantee mailing address:
1100 East Monitor Street
Crown Point, IN 46307
I.C. 8-23-7-31

NON-TAXABLE

MAR 24 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

NC
RM

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Code: N/A
Parcel: 11110 W 141st Avenue
Page: 2 of 2

IN WITNESS WHEREOF, the said Grantor(s) has / have executed this instrument
this 20th day of April, 2022.

Sonshine Holdings, LLC (Seal) Signature Dick M. Kuiper (Seal)
Signature
Sonshine Holdings, LLC Printed Name Dick G. Kuiper
Printed Name

STATE OF: Indiana :

COUNTY OF LAKE :

SS:

Before me, a Notary Public in and for said State and County, personally appeared Dick G. Kuiper, 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 20th day of April, 2022.

Signature Cynthia M. Washburn
Printed Name Cynthia M. WASHBURN



My Commission expires 11-29-2029

I am a resident of LAKE County.

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

This instrument was prepared by:

Tony Walker
The Walker Law Group, P.C.
363 S. Lake Street
Gary, IN 46403
800-889-3689

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EXHIBIT A

Project: 141st Avenue and US 41 Intersection

Code:

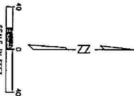
Parcel: 1 Fee Simple Right-of-Way
Parcel Nos.: 45-15-28-351-004.000-013
 45-15-28-351-005.000-013
 45-15-28-351-006.000-013
 45-15-28-351-007.000-013

THAT PART OF LOTS 1 AND 2 IN THE FIRST BROADWAY ADDITION TO CEDAR LAKE, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, RECORDED IN PLAT BOOK 20, PAGE 51 IN LAKE COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOTS 2 AND 1 (ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF 141ST AVENUE) HAVING AN INDIANA STATE PLANE COORDINATE SYSTEM, N.A.D. 83 (2011 ADJUSTMENT) WEST ZONE GRID BEARING OF NORTH 74 DEGREES 54 MINUTES 29 SECONDS WEST A DISTANCE OF 137.30 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. 41 (A.K.A. WICKER BOULEVARD) AS PER STATE HIGHWAY DEPARTMENT OF INDIANA PLANS FOR PROJECT NO. F-019-1, APPROVED AND DATED JUNE 13, 1979; THENCE NORTH 00 DEGREES 29 MINUTES 41 SECONDS WEST, 32.18 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 74 DEGREES 54 MINUTES 29 SECONDS EAST, 68.00 FEET ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF LOTS 1 AND 2; THENCE SOUTH 53 DEGREES 13 MINUTES 13 SECONDS EAST, 83.89 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.073 ACRES OR 3,182 SQUARE FEET, MORE OR LESS.

This Description was prepared for Lake County Board of Commissioners
Lake County, Indiana



TITLE NO.
45-15-28-351-004-000-013
45-15-28-351-005-000-013
45-15-28-351-006-000-013
45-15-28-351-007-000-013

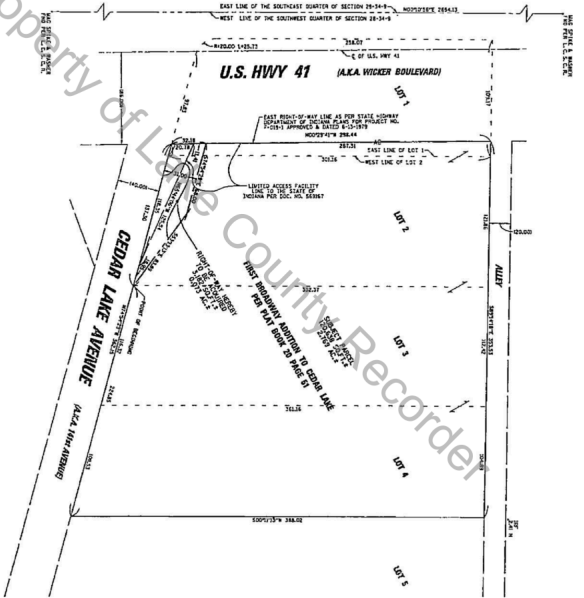
OWNER: SUNSHINE INDUSTRIES LLC
DEED DOC. NO. 2019-00228

RECORD
BOOK 000 FROM 001
PAGE 000

LEGEND

- ADJACENT
- BOUNDARY
- CHANGING LINE
- CONTRIBUTION
- EXISTING LINE
- ADJACENT/CHANGING LINE
- EXISTING LINE
- CHANGING LINE
- CHANGING LINE

- GENERAL NOTES:**
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
 - THE ACCURACY OF THIS SURVEYING AND ENGINEERING DATA IS BASED ON THE ASSUMPTION THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT.
 - NO FIELD NOTES OR RECORDS WERE OBTAINED FROM THE SURVEYOR.
 - NO DIMENSIONS SHALL BE SHOWN FROM SOLID DIMENSIONS.
 - ALL DIMENSIONS SHALL BE SHOWN FROM SOLID DIMENSIONS.
- REVISIONS:**
- DATE: 01-28-2021
 - BY: [Signature]
 - REASON: [Description]



CHRISTOPHER B. BURKE
ENGINEERING, LTD.
9575 West Higgins Road, Suite 600
Rosemont, Illinois 60018
(815) 823-0200

RIGHT-OF-WAY ACQUISITION EXHIBIT
PRELIMINARY
IN
HARDY TOWNSHIP, INDIANA
PREPARED FOR
LAKE COUNTY HIGHWAY DEPARTMENT

DATE	SCALE	SHEET	OF	DATE
01-28-2021	1"=40'	1	1	01-28-2021

DATE	SCALE	SHEET	OF	DATE
01-28-2021	1"=40'	1	1	01-28-2021

EXHIBIT-B