

2 NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2023-011599

12:51 PM 2023 Apr 26

LDRWD  
15901 Briargate  
Lowell, IN 46356

Right-of-Way Easement

This right of way easement agreement, made this 8<sup>th</sup> day of March, 2023, by and between Jeremy T. Ward, "Grantor(s)", and the Lake Dalecarlia Regional Waste District, Lake County Indiana, "Grantee".

Property Address: 15677 Clark Street  
Key No.: 45-20-06-300-017,000-007  
Legal Description: Lot 3 in Cloverland Estates a subdivision in Cedar Creek, Lake Co, Indiana as per plat thereof recorded 7-5-22 ...  
That Grantor owns and has title to certain real estate located in Lake County, Indiana, and desires to grant a right-of-way easement to Grantee for utility associated purposes over the real estate.

Now therefore, for and in consideration of the sum of One (\$1.00) dollar and other good and valuable consideration, the receipt of which is hereby acknowledged by Grantor, Grantor does hereby grant, bargain, sell, convey and warrant unto the Grantee, its successors and assign, forever, a perpetual right-of-way easement with the right, privilege and authority in Grantee, at it's own expense, to enter upon, dig, lay, erect, construct, install, reconstruct, operate, maintain, patrol, continue, repair, replace and renew a sanitary sewer line or line of pipe and appurtenances, as a part of the Grantee's system for the collection, carriage, treatment and disposal of the waste sewage of the District with all the necessary and convenient equipment, facilities, service pipes, lines and connections therefore, and to operate by means thereof a system for such connection, carriage, treatment, disbursement, disposal and distribution as shall be hereafter located and constructed in, on, upon, along, under, over and across the real estate owned by Grantor and situated in Lake County, Indiana, which real estate is herein described.

The grantee shall have the right, at it's expense to enter along, over and upon the easement to repair, replace, remove, relocate, service, and maintain it's sanitary sewers and appurtenances, at will, and to make such alterations and improvements therein as may be necessary or useful, and to build and maintain all necessary sewers, pumps, tanks, filters, distribution systems, controls, electrical, and appurtenances incident to such sewers, and for such purposes shall have the right of ingress and egress over adjoining premises and lands when necessary, and only for temporary periods, and shall not otherwise enter upon lands adjoining said easement.

Grantor covenants for Grantor, Grantor's grantees, successors and assigns that Grantor will not erect or maintain any building or other structure or obstruction on or over the sewer lines and appurtenances, and give the Grantee the right to remove any such obstruction to grant the easements over, across or on the real estate in which the perpetual right-of-way

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APR 26 2023

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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ereasement is hereby granted, except by written permission from the Grantee in accordance with the terms thereof, which permission, when in writing and recorded, shall run with the real estate.

Full right and authority is hereby granted unto the Grantee, it's successors and assigns, to assign or convey to another or others, this right-of-way easement.

Grantor hereby covenants that Grantor is the owner in fee simple of the real estate, is lawfully seized thereof and has a good right to grant and convey the foregoing easement herein; and the Grantor guarantees the quiet possession hereof and will warrant and defend Grantee's title to the easement against all lawful claims.

This right-of-way easement agreement shall be binding upon the Grantor, Grantor's heirs, personal representatives, successors and assigns, and the same shall inure to the benefits of the Grantor, successors and assigns.

In witness whereof, the parties hereto have duly executed this right-of-way easement this 8<sup>th</sup> day of March, 2023.

Grantor:

Jeremy T. Gard SIGNED \_\_\_\_\_ SIGNED  
Jeremy T. Gard PRINT \_\_\_\_\_ PRINT

STATE OF INDIANA §:  
COUNTY OF LAKE

Before me, the undersigned, a Notary Public in and for said County and State, on this 8<sup>th</sup> day of March, 2023, personally appeared: Jeremy Gard and Jennifer Labrie who acknowledged the execution of the foregoing Easement Agreement as their voluntary act and deed.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Notary Public, A resident of Lake County

My Commission Number: \_\_\_\_\_  
My Commission Expires: 6-27-2023



Pursuant to IC 36-2-11-15, 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.

Signature: Jennifer Labrie Printed: Jennifer Labrie  
Date signed: 3-8-2023

This document was created by and for Lake Dalecarlia Regional Waste District.

by Nicole Winkowald