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TOLSON FEES 25.00
BY: LAK
PG #: 7
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 11 2023 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

Form WD-1
Revised 8/2022

Project:	<u>1801911</u>
Code:	<u>N/A</u>
Parcel:	<u>4</u>
Page:	<u>1 of 3</u>

THIS INDENTURE WITNESSETH, That RDM III, LLC, a Limited Liability Company, the GRANTOR of Lake County, Indiana, Convey(s) and Warrant(s) to the **TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA**, a Municipal Corporation, GRANTEE, for and in consideration of the sum of Twenty-Two Thousand Five Hundred Dollars (\$22,500.00) (of which said sum \$16,700.00 represents land and improvements acquired, and \$5,800.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in Lake County, 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.

GRANTOR hereby specifically acknowledges and agrees that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the GRANTOR, or any successors in title to the abutting lands of the GRANTOR, 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 and all successors and assigns.

The undersigned represent and warrant that they are the Members 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 a Resolution of the Members of the GRANTOR, or the Operating Agreement of the GRANTOR they have full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that they are therefore, fully authorized and empowered to convey real estate of the GRANTOR, and that on the date of execution of said conveyance instruments they 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 Town of
Scherville, Lake County, Indiana
GRANTEE mailing address:
10 E Joliet Street
Scherville, IN 46375

NOT AN OFFICIAL DOCUMENT

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GRANTOR assumes and agrees to pay the 2022, payable 2023, real estate taxes and assessments on the above-described real estate. This obligation to pay shall survive the said closing and shall be enforceable in the event of any non-payment.

IN WITNESS WHEREOF, the said GRANTOR(s) have executed this instrument
this 20TH day of DECEMBER, 2022.

RDM III, LLC

An Indiana Limited Liability Company

[Signature]
Signature

RONALD D. MORRIS, MEMBER
Printed Name and Title

Signature

Printed Name and Title

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said State and County, personally appeared

Ronald D Morris, Member

RDM III, LLC, an Indiana Limited Liability Company, GRANTOR in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be its 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 December, 2022.

Signature [Signature]

Printed Name _____

My Commission Number _____

My Commission expires _____

I am a resident of _____ County.



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ACKNOWLEDGEMENT AND ACCEPTANCE

This conveyance is accepted by the Town of Schererville, Lake County, Indiana, after action at a Public Meeting of the Town Council of the Town of Schererville, Lake County, Indiana, and whereby the Town Manager and Town Clerk-Treasurer, respectively, were duly authorized to execute and attest this Acknowledgement and Acceptance.

**TOWN OF SCHERERVILLE,
LAKE COUNTY, INDIANA
A Municipal Corporation**

BY: _____
Robert Volkman,
Town Manager

ATTEST:

Michael A. Troxell, IAMC, CPFIM, CMO
Clerk-Treasurer

This instrument prepared by David M. Austgen, Attorney No. 3895-45, Austgen Kuiper Jasaitis P.C., 130 North Main Street, Crown Point, IN 46307

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless otherwise required by law. David M. Austgen

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"

Project: 1801911
Code: NA
Parcel: 4
Key No: 45-11-04-326-011.000-036
Form: WD-1

Sheet 1 of 2

A part of the Southeast Quarter of Section 4, Township 35 North, Range 9 West located in Lake County, Indiana and being a part of Lot Nine (9) in Barbara's Addition to the Town of Schererville recorded as Plat Book 79, Page 15 in Lake County Recorder's Office and being that part of the grantor's land described in Instrument Number 2014-073900 in said Recorder's Office and depicted on the attached Parcel Plat, marked Exhibit "B", described as follows:

BEGINNING at the southeast corner of said Lot Nine (9); thence South 70 degrees 54 minutes 34 seconds West along the south line of said Lot and along the north right-of-way the Norfolk Southern Railroad 50.34 feet to a non-tangent curve to right having central angle of 02 degrees 58 minutes 26 seconds, and a radius of 868.10 feet, subtended by a chord bearing of South 70 degrees 31 minutes 55 seconds West, and a chord distance of 45.06 feet, thence southwesterly along said curve and said railroad right-of-way 45.06 feet to point designated as "616" on said plat; thence North 00 degrees 29 minutes 56 seconds West 145.80 feet to north line of said lot and a point designated as "617" on said plat also being a non-tangent curve to left having central angle of 15 degrees 28 minutes 35 seconds, and radius of 60.00 feet, subtended by chord bearing of South 81 degrees 02 minutes 37 seconds East, and a chord distance of 16.16 feet, thence easterly along said curve and said north line 16.21 feet; thence North 89 degrees 28 minutes 56 seconds East along said north line 74.26 feet to the northeast corner of said lot; thence South 00 degrees 33 minutes 33 seconds East along the east line of said lot 112.48 feet to the Point of Beginning containing 0.265 acres, more or less.

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EXHIBIT "A"

Project: 1801911
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Sheet 2 of 2

This description was prepared for Town of Schererville, Indiana by Donna Jo Smithers, Indiana Professional Surveyor, License Number LS20100076, on March 8, 2022.





Property of Lake County Recorder

Sheet 1 of 2

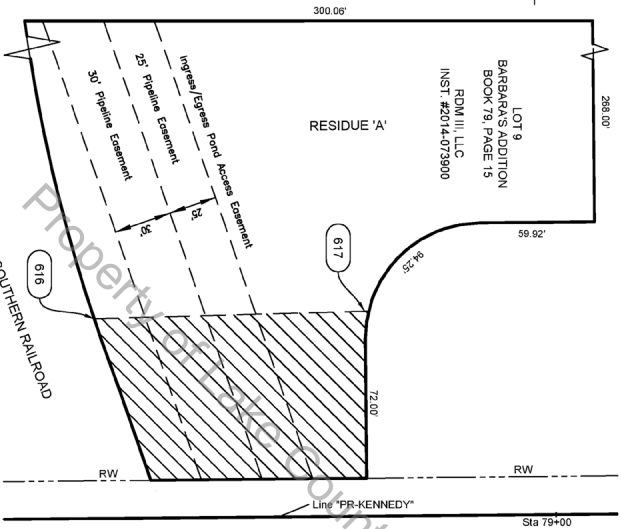


EXHIBIT B R/W PARCEL PLAT PARCEL 4

OWNER: RDM III, LLC	ROAD: Kennedy Avenue	CODES:
PROJECT: Schererville Local Trux Lakes	COUNTY: S/W/R	DIST. NO.:
DATE: 8/1/18	DRAWN BY: MKS	CHECKED BY: DJS
SPEC. # 4-TRUX-SW LAKES		

Instrument No. 2014-073900 recorded on 11/19/2014

DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS

NPS PROJ. #19-0017

HATCHED AREA REPRESENTS ACQUISITION MORE OR LESS.

LINE "PK-KENNEDY" SHOWN PER INST. #2022-008293

SECTION LINE
KENNEDY AVENUE

PREPARED FOR TOWN OF
SCHERERVILLE BY:



SURVEYING, Inc.

SCALE: 1"=50'
0' 25' 50'
6125 South Elm Street, Suite "P"
Indianapolis, Indiana 46227-2147
www.npsandc.com

SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the Location Control, Reuse Survey Plat recorded as Instrument Number 2022-008393, in the Office of the Recorder of Lake County, Indiana, (incorporated herein and made a part hereof by reference) comprise a Reuse Survey, executed in accordance with Indiana Administrative Code 865 IAC 1-2 (Rule 12).



Donna Jo Smithers
Professional Surveyor No. LS20100076
State of Indiana

03/08/2022



EXHIBIT B
R/W PARCEL PLAT
PARCEL 4

OWNER:	ROW III LLC	ROAD:	CODE:
PROJECT:	Shelburnville Local Trac	KENNEDY AVENUE	NA
COUNTY:	Lake	DRIVEN BY:	DHS
DATE:	8/17/18	MSR	CHECKED BY:
		SPEC. 4-TISH-88W	DHS

POINT REFERENCE CHART (US SURVEY FEET)				
POINT	NORTHING	EASTING	STATION	LINE
616	413701.62±36	770440.1097	76+58.27	PR-KENNEDY
617	413847.4184	770438.8404	78+04.07	PR-KENNEDY

NOTE: STATIONS & OFFSETS CONTROL OVER BOTH
NORTH & EAST COORDINATES AND BEARINGS & DISTANCES

PREPARED FOR TOWN OF
SCHERERVILLE BY:



SURVEYING, Inc.

6125 South East Lane Street, Suite "P"
Indianapolis, Indiana 46227-2147
www.afrsindy.com