

NOT AN OFFICIAL DOCUMENT

2024-01-16 07:11:17 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 5
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 17 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

**Fidelity National
Title Company LLC**

TRUSTEE'S DEED

Fidelity National Title Company, LLC File No.: 792300069-ASH

THIS INDENTURE WITNESSETH, That Successor Trustee of the Francis P. Hoffman Revocable Trust dated July 25, 1984 (Grantor) **CONVEY(S)** to DEV 2000 E. North St., LLC, an Indiana limited liability company (Grantee) for the sum of One And No/100 Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 2000-21 E. North Street, Crown Point, IN 46307

Subject to Real Estate taxes not delinquent and to any and all easements, agreements and restrictions of record.

The Trustee herein states that (i) the Trust has not been amended, modified or revoked since its execution; (ii) the Trust is in full force and effect as of the date hereof; (iii) the Real Estate has not been withdrawn from the operation of said Trust Agreement.

IN WITNESS WHEREOF, Grantor has executed this deed this 9th day of January, 2024.

Successor Trustee of the Francis P. Hoffman Revocable Trust dated July 25, 1984

BY: Mark Birringer
Mark Birringer
Co-Trustee

BY: Paul H. Hoffman
Paul H. Hoffman
Co-Trustee

Filed for Record Lake County Recorder

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STATE OF Indiana

COUNTY OF Lake

Before me, a Notary Public in and for said County and State, personally appeared Mark Birringer and Paul H. Hoffman, Trustees, or their successors in trust, under the Successor Trustee of the Francis P. Hoffman Revocable Trust dated July 25, 1984, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 9th day of January, 2024

Signature: [Handwritten Signature]
Printed: Tina L. Poling
Resident of: Lake County
State of: IN
My Commission expires: 1-6-32



Prepared By: Edward W. Hardig, Jr., Attorney at Law
401 W. High Street, Elkhart, IN 46516
IN19199-71/MIP60319

Grantee's Address and Tax Billing Address: 16915 Cleveland Road
Granger, IN 46530

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: Jeff Lade.

Return To: Fidelity National Title Company, LLC
401 W. High Street, Elkhart, IN 46516

Notary Public for Lake County Recorder

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EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 45-16-04-477-003.000-042

PARCEL 1:

PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE NORTH 0 DEGREES 41 MINUTES WEST ALONG THE EAST LINE OF SAID SECTION 4 A DISTANCE OF 308.84 FEET TO THE SOUTHERLY LINE OF THE ERIE RAILROAD; THENCE NORTH 71 DEGREES 55 MINUTES 30 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID RAILROAD A DISTANCE OF 893.79 FEET TO THE CENTER LINE OF A DITCH; THENCE SOUTH 11 DEGREES 23 MINUTES 15 SECONDS WEST 438.79 FEET; THENCE SOUTH 21 DEGREES 4 MINUTES 15 SECONDS WEST, 165.01 FEET MORE OR LESS TO THE SOUTH LINE OF SAID SECTION 4; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 4 A DISTANCE OF 999.30 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA.

EXCEPTING THEREFROM: A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 34 NORTH, RANGE 8 WEST, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION, THENCE NORTH 89 DEGREES 20 MINUTES 24 SECONDS WEST 382.44 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTH 0 DEGREES 12 MINUTES 43 SECONDS WEST 40.36 FEET; THENCE NORTH 86 DEGREES 29 MINUTES 10 SECONDS EAST 280.43 FEET; THENCE NORTH 61 DEGREES 51 MINUTES 26 SECONDS EAST 56.55 FEET; THENCE NORTH 3 DEGREES 11 MINUTES 17 SECONDS EAST 190.07 FEET; THENCE NORTH 13 DEGREES 35 MINUTES 37 SECONDS EAST 101.01 FEET, TO A POINT IS ON THE CENTERLINE OF THE ABANDONED ERIE LACKAWANA RAILROAD RIGHT-OF-WAY; THENCE SOUTH 71 DEGREES 16 MINUTES 22 SECONDS EAST 50.94 FEET ALONG SAID CENTERLINE TO THE EAST LINE OF SAID SECTION; THENCE SOUTH 0 DEGREES 01 MINUTE 52 SECONDS EAST 359.12 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 1.010 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY, WHICH CONTAINS 0.388 ACRES, MORE OR LESS.

ALSO EXCEPTING THEREFROM: A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, BEING A PORTION OF THE LAND DESCRIBED IN DOCUMENT 1984-776503 (ALL REFERENCED DOCUMENTS ARE RECORDED IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE NORTH 89 DEGREES 20 MINUTES 00 SECONDS WEST (BEARINGS BASED ON THE LOCATION CONTROL ROUTE SURVEY PLAT FOR

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THIS PROJECT, RECORDED AS DOCUMENT 2017-050252) 392.42 FEET (392.44 FEET PER DOCUMENT 2011-000817) ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE 1.010-ACRE TRACT DESCRIBED IN DOCUMENT 2011-000817, AND BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 20 MINUTES 00 SECONDS WEST 224.03 FEET ALONG SAID SOUTH LINE; THENCE NORTH 0 DEGREES 13 MINUTES 32 SECONDS WEST 31.77 FEET; THENCE NORTH 85 DEGREES 43 MINUTES 38 SECONDS EAST 425.06 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 28 SECONDS EAST 78.86 FEET TO A SOUTHWESTERN LINE OF SAID 1.010-ACRE TRACT; THENCE SOUTH 61 DEGREES 50 MINUTES 33 SECONDS WEST 21.35 FEET ALONG SAID SOUTHWESTERN LINE TO A SOUTHWESTERN CORNER OF SAID 1.010-ACRE TRACT; THENCE SOUTH 86 DEGREES 28 MINUTES 22 SECONDS WEST 260.43 FEET ALONG A SOUTHWESTERN LINE TO A SOUTHWESTERN CORNER OF SAID 1.010-ACRE TRACT; THENCE SOUTH 0 DEGREES 13 MINUTES 32 SECONDS EAST 40.28 FEET ALONG THE WESTERMOST LINE OF SAID 1.010-ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 0.287 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY, WHICH CONTAINS 0.122 ACRES, MORE OR LESS.

PARCEL 2:

A 50 FOOT WIDE STRIP OF LAND BEING THE SOUTHERLY 50 FEET OF THE 100 FOOT WIDE ABANDONED ERIE LACKAWANA RAILROAD LYING IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA, SAID STRIP BEING THAT PARCEL 2 SURVEYED BY GLEN E. BOREN, INDIANA PROFESSIONAL SURVEYOR NUMBER LS20000006 AND SHOWN ON A PLAT OF SURVEY CERTIFIED ON JUNE 4, 2023 AS DVG TEAM, INC., JOB NUMBER 23-0408, SAID STRIP DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE NORTH 00 DEGREES 41 MINUTES 00 SECONDS WEST (BASIS OF BEARINGS IS ASSUMED), 306.31 FEET MORE OR LESS ALONG THE EAST LINE OF SAID SECTION TO THE SOUTHERLY LINE OF SAID ABANDONED ERIE LACKAWANA RAILROAD; THENCE NORTH 71 DEGREES 54 MINUTES 27 SECONDS WEST, 63.43 FEET ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF LAND DESCRIBED TO THE STATE OF INDIANA IN DOCUMENT NUMBER 2011 000817, RECORDED JANUARY 6, 2011 IN THE OFFICE OF THE RECORDER OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 71 DEGREES 54 MINUTES 27 SECONDS WEST, 830.52 FEET ALONG SAID SOUTHERLY LINE TO THE NORTHWEST CORNER OF LAND DESCRIBED TO FRANCIS P. HOFFMAN, TRUSTEE OF THE FRANCIS P. HOFFMAN REVOCABLE TRUST DATED JULY 25, 1984 IN DOCUMENT NUMBER 1984-776503, RECORDED OCTOBER 17, 1984 IN SAID RECORDER'S OFFICE, SAID NORTHWEST CORNER BEING IN THE CENTER OF A DITCH; THENCE NORTH 18 DEGREES 05 MINUTES 33 SECONDS EAST, 50.00 FEET PERPENDICULAR TO SAID SOUTHERLY LINE TO THE CENTER OF SAID ABANDONED RAILROAD; THENCE SOUTH 71 DEGREES 54 MINUTES 27 SECONDS EAST, 826.02 FEET ALONG SAID CENTER LINE TO THE NORTHWEST CORNER OF SAID STATE OF INDIANA LAND; THENCE SOUTH 12 DEGREES 56 MINUTES 28 SECONDS WEST, 50.20 FEET ALONG SAID WEST LINE OF THE STATE OF INDIANA LAND TO THE POINT OF

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BEGINNING, SAID STRIP CONTAINING 0.95 ACRE, MORE OR LESS.

Property of Lake County Recorder