

NOT AN OFFICIAL DOCUMENT

2024-501624
01/17/2024 12:35 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 6
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

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that Donn H. Wray ("Grantor"), CONVEYS AND WARRANTS to SOA Merrillville LLC, an Indiana limited liability company ("Grantee"), for the sum of Ten Dollars (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, certain real estate located in Lake County, in the State of Indiana, more particularly described in Exhibit A, attached hereto and by reference made a part hereof (the "Real Estate").

Subject to: (a) the lien of current real estate taxes and other assessments, including without limitation drainage assessments, not yet due and payable; (b) any real estate taxes and assessments payable hereafter; and (c) covenants, agreements, easements, restrictions and rights of way of record.

THE WARRANTIES OF GRANTOR HEREUNDER ARE LIMITED TO ITS ACTS AND DEEDS, AND THOSE CLAIMING BY, THROUGH OR UNDER GRANTOR, AND NOT OTHERWISE.

As further consideration, the undersigned persons executing this deed on behalf of Grantor represent and certify, for the purpose of inducing Grantee to accept this Special Warranty Deed, that: (1) he/she each has been fully empowered to execute, acknowledge and deliver this deed; (2) Grantor has full legal capacity to convey the real estate described herein and conveyed hereby; and (3) all necessary individual or entity action for the making of this conveyance has been taken and done.

Signature Page(s) Follows.

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Tax Parcel Numbers:

008-08-15-0078-0008/ State Id# 45-12-21-303-003.000-030;
008-08-15-0078-0012 / State Id# 45-12-21-303-004.000-030;
008-08-15-0120-0049 / State Id# 45-12-21-303-017.000-030; and
008-08-15-0120-0053 / State Id# 45-12-21-303-018.000-030;

Address of Transferred Property:

1213 West Lincoln Highway, Merrillville, IN 46410

Grantee's Address for Mailing of Tax Statements and Recorded Deed:

4225 W. 62nd St
Indianapolis IN 46268

THIS INSTRUMENT PREPARED BY:
Patrick M. Rooney, Attorney at Law
1638 Shelby St, Suite 101
Indianapolis, Indiana 46203
pmrooney1@gmail.com; 317.445.9956

I affirm under penalties for perjury that
I have taken reasonable care to redact
each social security number in this
document, unless required by law.
/s/ Patrick M. Rooney

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Exhibit A

Legal Description of Real Estate

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION TWENTY-ONE (21) TOWNSHIP THIRTY-FIVE (35) NORTH, RANGE EIGHT (8) WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 167.2 FEET SOUTH OF THE RIGHT OF WAY LINE OF ROAD KNOWN AS U.S. HIGHWAY NO. 30, (WHICH POINT IS ALSO THE SOUTH-EAST CORNER OF LOT EIGHT, AS MARKED AND LAID DOWN ON THE RECORDED PLAT OF KUEHL'S ACRES, AS THE SAME APPEARS OF RECORD IN PLAT BOOK 22, PAGE 40, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA); THENCE NORTH ALONG A LINE PARALLEL WITH THE NORTH AND SOUTH LINE OF SAID SECTION TWENTY-ONE (21) 167.2 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE EAST AND WEST LINE OF SAID SECTION TWENTY-ONE (21) 82.5 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE NORTH AND SOUTH LINE OF SAID SECTION 396 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE EAST AND WEST LINE OF SAID SECTION TWENTY-ONE (21) 82.5 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH THE NORTH AND SOUTH LINE OF SAID SECTION TWENTY-ONE (21), 228.8 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.75 ACRES, MORE OR LESS. THE ABOVE DESCRIPTION INCLUDES THE EAST 82.5 FEET OF LOT 8 SOUTH OF THE SOUTH RIGHT OF WAY LINE OF U.S. #30 IN KUEHL'S ACRES AS PER PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 40.

45-12-21-303-003.000-030

AND

45-12-21-303-004.000-030

45-12-21-303-017.000-030

LOT NO. EIGHT (8), AND THE EAST 32.02 FEET OF LOT NO. SEVEN (7), AS MARKED AND LAID DOWN ON THE RECORDED PLAT OF KUEHL'S ACRES, BEING A SUBDIVISION OF THE NORTH 10 ACRES OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 21, TP. 35 N., R. 8 W., 2ND P.M., IN LAKE COUNTY, INDIANA, AS THE SAME APPEARS OF RECORD IN PLAT BOOK 22, PAGE 40, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA.

ALSO ALL THAT PART OF THE FOLLOWING DESCRIBED TRACT WHICH LIES SOUTH OF THE SOUTH LINE OF KUEHL'S ACRES SUBDIVISION: PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 35, NORTH, RANGE 8 WEST OF THE 2ND P.M., DESCRIBED AS COMMENCING 265.96 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE WEST 165 FEET; THENCE SOUTH

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PARALLEL TO THE EAST LINE THEREOF 80 RODS, MORE OR LESS, TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21; THENCE EAST 165 FEET; THENCE NORTH 80 RODS TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA, EXCEPTING THAT PART OF SAID ABOVE DESCRIBED TRACT OF LAND HERETOFORE DEEDED TO DONALD R. WRAY AND VIOLET H. WRAY BY CHARLOTTE WRAY AND PERRY H. WRAY AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 167.2 FEET SOUTH OF THE RIGHT OF WAY LINE OF ROAD KNOWN AS U.S. HIGHWAY NO. 30, (WHICH POINT IS ALSO THE SOUTH-EAST CORNER OF LOT EIGHT, AS MARKED AND LAID DOWN ON THE RECORDED PLAT OF KUEHL'S ACRES, AS THE SAME APPEARS OF RECORD IN PLAT BOOK 22, PAGE 40, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA); THENCE NORTH ALONG A LINE PARALLEL WITH THE NORTH AND SOUTH LINE OF SAID SECTION TWENTY-ONE (21) 167.2 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE EAST AND WEST LINE OF SAID SECTION TWENTY-ONE (21) 82.5 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE NORTH AND SOUTH LINE OF SAID SECTION 396 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE EAST AND WEST LINE OF SAID SECTION TWENTY-ONE (21) 82.5 FEET; THENCE NORTH ALONG A OF SAID SECTION TWENTY-ONE (21), 228.8 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.75 ACRES, MORE OR LESS.

EXCEPTING THEREFROM LAND CONVEYED TO THE TOWN OF MERRILLVILLE BY WARRANTY DEED RECORDED FEBRUARY 17, 2011 AS INSTRUMENT NO. 2011-009591 AND DESCRIBED AS FOLLOWS:

45-12-21-303-018.000-030

A PART OF LOTS 7 AND 8 IN KUEHL'S ACRES, AN ADDITION IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 8 WEST, LAKE COUNTY, INDIANA, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 22, PAGE 40 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, A PART OF THE LAND DESCRIBED IN INSTRUMENT NO. 2003-061962 AND THAT PART OF 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 ON THE EAST LINE OF SAID LOT 8, NORTH 0 DEGREES 08 MINUTES 02 SECONDS WEST (ASSUMED BEARING) 126.20 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 8, WHICH POINT OF BEGINNING DESIGNATED AS POINT "355" ON SAID PLAT, THENCE NORTH 89 DEGREES 17 MINUTES 50 SECONDS WEST 163.73 FEET TO THE WEST LINE OF THE GRANTOR'S LAND DESIGNATED AS

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POINT "354" ON SAID PLAT; THENCE NORTH 0 DEGREES 08 MINUTES 32 SECONDS WEST 41.14 FEET ALONG SAID WEST LINE TO THE SOUTH BOUNDARY OF U.S.R. 30; THENCE SOUTH 89 DEGREES 12 MINUTES 57 SECONDS EAST 163.74 FEET ALONG THE BOUNDARY OF SAID U.S.R. 30 TO THE EAST LINE OF SAID LOT 8; THENCE SOUTH 0 DEGREES 08 MINUTES 02 SECONDS EAST 40.90 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 6,716 SQUARE FEET, MORE OR LESS.

Property of Lake County Recorder