

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2024-002684

10:19 AM 2024 Jan 28

QUITCLAIM DEED

TAX I.D. NO. 45-23-04-400-006.000-037
45-23-04-400-010.000-037

THIS INDENTURE WITNESSETH, that ANDREW POSTEMA AND ERICA POSTEMA, HUSBAND AND WIFE, (GRANTORS), of LAKE County in the State of INDIANA QUITCLAIM to FOUR POSTS PROPERTIES, L.L.C. (GRANTEE), of LAKE County in the State of INDIANA, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana.

SEE ATTACHED EXHIBIT 'A' FOR LEGAL DESCRIPTION

COMMONLY KNOWN AS: 9590 W 205TH, LOWELL, IN 46356


Dated this 23 day of January, 2024


ANDREW POSTEMA


ERICA POSTEMA

STATE OF INDIANA, COUNTY OF LAKE) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 23 day of January, 2024, personally appeared ANDREW POSTEMA AND ERICA POSTEMA, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 4-14-26 Signature: 


Resident of Lake County Printed: Lisa M. Kmetz Notary Public



This instrument prepared by: NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, L.L.C, P.O. Box 980, Cedar Lake, IN 46303
No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company.

RETURN DEED TO: GRANTEE
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: 9590 W 205TH, LOWELL, IN 46356
SEND TAX BILLS TO: GRANTEE

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


Printed Name

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

25
2277
AM



JAN 26 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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EXHIBIT 'A' LEGAL DESCRIPTION

PROPERTY 1:

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 32 NORTH, RANGE 9 WEST OF THE 2ND P.M. IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE NORTH 88 DEGREES 43 MINUTES 20 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 4 A DISTANCE OF 330 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL; THENCE CONTINUING NORTH 88 DEGREES 43 MINUTES 20 SECONDS WEST A DISTANCE OF 465.11 FEET TO THE EAST LINE OF THE PENN CENTRAL RAILROAD RIGHT-OF-WAY; THENCE NORTH 06 DEGREES 30 MINUTES 41 SECONDS WEST ALONG THE EASTERLY LINE OF SAID RAILROAD A DISTANCE OF 1335.77 FEET MORE OR LESS TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 88 DEGREES 42 MINUTES 43 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 640.04 FEET MORE OR LESS TO A POINT 330 FEET WEST OF THE EAST LINE OF SAID SECTION 4; THENCE SOUTH 01 DEGREES 00 MINUTES 49 SECONDS WEST, 1323.35 FEET MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 16.788 ACRES MORE OR LESS, EXCEPTING THEREFROM A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 32 NORTH, RANGE 9 WEST, LAKE COUNTY, INDIANA, AND BEING 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: COMMENCING AT THE SOUTHEAST CORNER OF SAID HALF-QUARTER SECTION, THENCE NORTH 89 DEGREES 49 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 330.00 FEET TO THE SOUTHEAST CORNER OF THE GRANTOR'S LAND AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 49 MINUTES 36 SECONDS WEST 458.00 FEET ALONG SAID SOUTH LINE; THENCE NORTH 0 DEGREES 11 MINUTES 49 SECONDS EAST 17.00 FEET TO THE POINT DESIGNATED "843" ON SAID PLAT; THENCE NORTH 0 DEGREES 11 MINUTES 49 SECONDS EAST 4.58 TO THE POINT DESIGNATED "807" ON SAID PLAT; THENCE NORTH 72 DEGREES 32 MINUTES 49 SECONDS EAST 115.43 FEET TO THE POINT DESIGNATED "800" ON SAID PLAT; THENCE SOUTH 87 DEGREES 53 MINUTES 38 SECONDS EAST 300.17 FEET TO THE POINT DESIGNATED "802" ON SAID PLAT; THENCE NORTH 0 DEGREES 11 MINUTES 49 SECONDS EAST 30.00 FEET TO THE POINT DESIGNATED "803" ON SAID PLAT; THENCE SOUTH 89 DEGREES 48 MINUTES 11 SECONDS EAST 47.62 FEET TO THE EAST LINE OF THE GRANTOR'S LAND; THENCE SOUTH 0 DEGREES 05 MINUTES 27 SECONDS EAST 76.40 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.537 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY WHICH CONTAINS 0.179 ACRES, MORE OR LESS, FOR A NET ADDITIONAL TAKING OF 0.358 ACRES, MORE OR LESS.

PROPERTY 2:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH ½ OF THE SE ¼ OF SECTION 4, TOWNSHIP 32 NORTH, RANGE 9 WEST OF THE 2ND P.M. IN LAKE COUNTY, INDIANA; THENCE NORTH 88 DEGREES, 42 MINUTES, 42 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTH ½ OF THE SE ¼ OF SAID SECTION 4, 326.07 FEET TO THE CENTER LINE OF BRUCE DITCH, AND ALSO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES, 42 MINUTES, 42 SECONDS WEST, ALONG SAID SOUTH LINE, 643.97 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE CHICAGO, INDIANA AND SOUTHERN RAILROAD, FORMERLY THE NEW YORK CENTRAL LINES, NOW THE PENN CENTRAL RAILROAD; THENCE NORTH 06 DEGREES, 30 MINUTES, 41 SECONDS WEST, ALONG SAID EASTERLY RIGHT-OF-WAY, 230.48 FEET; THENCE SOUTH 88 DEGREES, 42 MINUTES, 42 SECONDS EAST, 691.39 FEET TO THE CENTER LINE OF BRUCE DITCH; THENCE SOUTH 05 DEGREES, 19 MINUTES, 57 SECONDS WEST, 228.91 FEET TO THE POINT OF BEGINNING, CONTAINING 3.500 ACRES, MORE OR LESS.