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01/16/2024 09:17 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 4
RECORDED AS PRESENTED

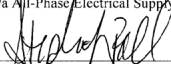
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

SWORN STATEMENT AND NOTICE OF INTENTION
TO HOLD MECHANIC'S LIEN

To: Lowell Animal Hospital Real Estate, LLC
17615 Morse Street
Lowell, Indiana 46356

You are hereby notified that Consolidated Electrical Distributors, Inc. d/b/a All-Phase Electrical Supply Co. ("CED") (hereinafter referred to as "Claimant"), whose address is 1765 Findlay Road, Lima, OH 45801, intends to hold a Mechanic's Lien on the real estate more particularly described on Exhibit "A" attached hereto and made a part hereof and commonly known as 17615 Morse Street, Lowell, IN (a/k/a 17645 Morse Avenue) and all improvements thereon, for the amount of Forty-One Thousand Nine Hundred Forty-Two Dollars and Sixteen Cents (\$41,942.16) plus interest and reasonable attorneys' fees for materials furnished by Claimant for improvement of said real estate within the last ninety (90) days. The undersigned individual executing this instrument, having been duly sworn upon her oath under the penalties of perjury, hereby states that Claimant intends to hold a Mechanic's Lien upon the above-described real estate and that the facts and matters set forth in the foregoing statement are true and correct.

Consolidated Electrical Distributors, Inc.
d/b/a All-Phase Electrical Supply Co.

By: 
Stephanie D. Fall, Attorney for Claimant
Duvall & Fall, P.C.
4911 East 56th Street
Indianapolis, Indiana 46220
(317) 634-9100/sfall@duvallfall.com

NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA)
)SS:
COUNTY OF MARION)

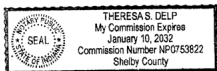
Before me, a Notary Public in and for said County and State, personally appeared Consolidated Electrical Distributors, Inc. d/b/a All-Phase Electrical Supply Co., by Stephanie L. Fall, known by me to be its attorney, who acknowledged the execution of the foregoing Sworn Statement and Notice of Intention to Hold Mechanic's Lien, as and for the voluntary act and deed of such corporation this 26th day of January, 2024.

January 10, 2032
My Commission Expires:

Theresa S. Delp
Notary Public
Printed: Theresa S. Delp
Residing in Shelby County

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. /s/ *Stephanie L. Fall*.

This instrument was prepared by Stephanie L. Fall, Attorney at Law, Duvall & Fall, P.C., 4911 East 56th Street, Indianapolis, Indiana 46220, Telephone: (317) 634-9100. /s/ *Stephanie L. Fall*.



NOT AN OFFICIAL DOCUMENT

Commonly known as: Morse Ave., Lowell, IN 46356
Permanent Index No.: 45-19-23-253-004.000-008

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN IN THE TOWN OF LOWELL, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER AND 314.70 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 01 MINUTE 50 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 481.30 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES 00 SECONDS EAST AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER A DISTANCE OF 240.00 FEET TO THE CENTERLINE OF A PUBLIC DRAIN OR DITCH KNOWN AND COMMONLY CALLED THE MCCONNELL DITCH; THENCE SOUTH 14 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE CENTERLINE OF SAID DITCH A DISTANCE OF 525.16 FEET; THENCE NORTHERLY 84 DEGREES 53 MINUTES 10 SECONDS WEST A DISTANCE OF 371 FEET MORE OR LESS TO THE POINT OF BEGINNING. EXCEPT THE NORTH 100 FEET THEREOF.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23 TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF LOWELL, LAKE COUNTY INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4 AND 581.17 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 01 MINUTES 50 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 114.81 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES EAST, PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 265.62 FEET TO THE CENTER LINE OF A PUBLIC DRAIN OR DITCH KNOWN AND COMMONLY CALLED THE MCCONNELL DITCH; THENCE SOUTH 14 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE CENTER LINE OF SAID DITCH, A DISTANCE OF 113.84 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 44 SECONDS WEST A DISTANCE OF 293.65 FEET, MORE OR LESS TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, INDIANA.

NOT AN OFFICIAL DOCUMENT

PARCEL 1:

THE NORTH 100 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23 AND 314.70 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 01 MINUTE 50 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23 A DISTANCE OF 481.30 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES 00 SECONDS EAST AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23 A DISTANCE OF 240.00 FEET TO THE CENTERLINE OF A PUBLIC DRAIN OR DITCH KNOWN AND COMMONLY CALLED THE MCCONNELL DITCH; THENCE SOUTH 14 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE CENTERLINE OF SAID DITCH A DISTANCE OF 525.16 FEET; THENCE NORTH 84 DEGREES 53 MINUTES 10 SECONDS WEST A DISTANCE OF 371 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO LAKE COUNTY, INDIANA BY DEED NO. 2010 066521 AND DESCRIBED AS FOLLOWS: A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN IN CEDAR CREEK TOWNSHIP, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE ALONG THE WEST LINE OF SAID QUARTER SECTION SOUTH 00 DEGREES 36 MINUTES 10 SECONDS EAST 1867.31 FEET TO THE NORTHWEST CORNER OF LAND DESCRIBED IN DEED NO. 97026667; THENCE SOUTH 89 DEGREES 21 MINUTES 00 SECONDS EAST 20.00 FEET ALONG THE NORTH LINE OF SAID LAND TO THE EAST BOUNDARY LINE OF MORSE STREET AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 89 DEGREES 21 MINUTES 00 SECONDS EAST 89.01 FEET ALONG SAID NORTH LINE TO A POINT; THENCE SOUTH 84 DEGREES 26 MINUTES 57 SECONDS WEST 46.15 FEET TO A POINT; THENCE SOUTH 44 DEGREES 38 MINUTES 09 SECONDS WEST 49.86 FEET TO A POINT; THENCE SOUTH 08 DEGREES 02 MINUTES 41 SECONDS WEST 50.59 FEET TO THE EAST BOUNDARY LINE OF SAID MORSE STREET; THENCE ALONG SAID BOUNDARY LINE NORTH 00 DEGREES 36 MINUTES 10 SECONDS WEST 91.05 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23 TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF LOWELL, LAKE COUNTY INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4 AND 581.17 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 01 MINUTES 50 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 114.81 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES EAST, PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 265.62 FEET TO THE CENTER LINE OF A PUBLIC DRAIN OR DITCH KNOWN AND COMMONLY CALLED THE MCCONNELL DITCH; THENCE SOUTH 14 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE CENTER LINE OF SAID DITCH, A DISTANCE OF 113.84 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 44 SECONDS WEST A DISTANCE OF 293.65 FEET, MORE OR LESS TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, INDIANA.

Property address: 17645 Morse Street, Lowell, IN 46356

Tax Number: 45-19-23-253-001.000-008

Property address: 17645 Morse Avenue, Lowell, IN 46356

Tax Number: 45-19-23-253-002.000-008