

NON-TAXABLE

Apr 01 2024

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

Form WD-1
Revised 8/2022

Project: 1382603
Code: NA
Parcel: 22
Page: 1 of 3

THIS INDENTURE WITNESSETH: That Dean's Properties, LLC, an Indiana Limited Liability Company, GRANTOR, of Lake County, Indiana, Conveys and Warrants to the TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA, a Municipal Corporation, GRANTEE. For and in consideration of the sum of Eleven Thousand Seven Hundred Dollars 00/100 (\$11,700.00) (of which said sum \$11,200.00 represents land and improvements acquired and \$500.00 represents damages), and other good and 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 records.

The 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 Manager 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 Articles of Organization of the GRANTOR and 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GRANTOR they have full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that they are, therefore, fully authorized and empowered to convey to the TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA, a Municipal Corporation, real estate of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 the Town of
Scherville, Lake County, Indiana
Grantee Mailing Address:
10 E. Joliet St.
Scherville, IN 46375

NOT AN OFFICIAL DOCUMENT

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Page: 2 of 3

GRANTOR assumes and agrees to pay the 2023 payable 2024 real property 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 has executed this instrument this 28th day of February, 2024.

Dean's Properties, LLC, an Indiana Limited Liability Company

Signature *Dean Savarino*

Printed Name and Title Dean Savarino Managing Member

STATE OF: IN

SS:

COUNTY OF: Lake

Before me, a Notary Public in and for said State and County, Personally appeared Dean Savarino
Managing Member of Dean's Properties, 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 28th day of Feb, 2024.

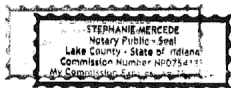
Signature *Stephanie Mercede*

Printed Name Stephanie Mercede

My Commission Number NP0754187

My Commission expires 1/28/2032

I am a resident of Lake County.



NOT AN OFFICIAL DOCUMENT

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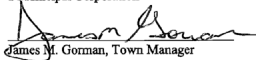
Project: 1382603
Code: NA
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Page: 3 of 3

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 Clerk-Treasurer, respectively, were duly authorized to execute and attest this Acknowledgement and Acceptance.

TOWN OF SCHERERVILLE,
LAKE COUNTY, INDIANA,
a Municipal Corporation

BY:


James M. Gorman, Town Manager

ATTEST:


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



This instrument was prepared by David M. Ausgen, Attorney No. 3895-45, Ausgen Kulper Jassitis 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. Ausgen

NOT AN OFFICIAL DOCUMENT

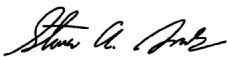
EXHIBIT "A"

Project: 1382603
Parcel 22 Fee Simple
Key #45-11-04-451-004.000-036

Sheet 1 of 1

A part of the Southeast Quarter of Section 4, Township 35 North, Range 9 West, Lake County, Indiana, and being that part of the grantor's land lying between the right-of-way lines depicted on the attached Right-of-Way Parcel Plat marked Exhibit "B", described as follows: Commencing at the southwest corner of said Southeast Quarter, said corner being designated "274" on said Parcel Plat; thence South 89 degrees 25 minutes 35 seconds East 250.78 feet along the south line of said Southeast Quarter to the west line of the grantor's land and the Point of Beginning of this description; thence North 00 degrees 20 minutes 58 seconds West 34.00 feet along said west line; thence South 89 degrees 25 minutes 35 seconds East 129.71 feet to the point designated "829" on said Parcel Plat; thence South 00 degrees 34 minutes 25 seconds West 34.00 feet to the south line of said Southeast Quarter; thence North 89 degrees 25 minutes 35 seconds West 129.16 feet along said south line to the Point of Beginning, containing 0.101 acres, more or less, inclusive of the presently existing right of way, containing 0.036 acres, more or less.

This description was prepared for the Town of Schererville, Indiana by DLZ Indiana, LLC and certified by Steven A. Jones, on the 30th day of January, 2023.



Steven A. Jones, P.S.
Indiana Registered Professional Surveyor No. LS20200010

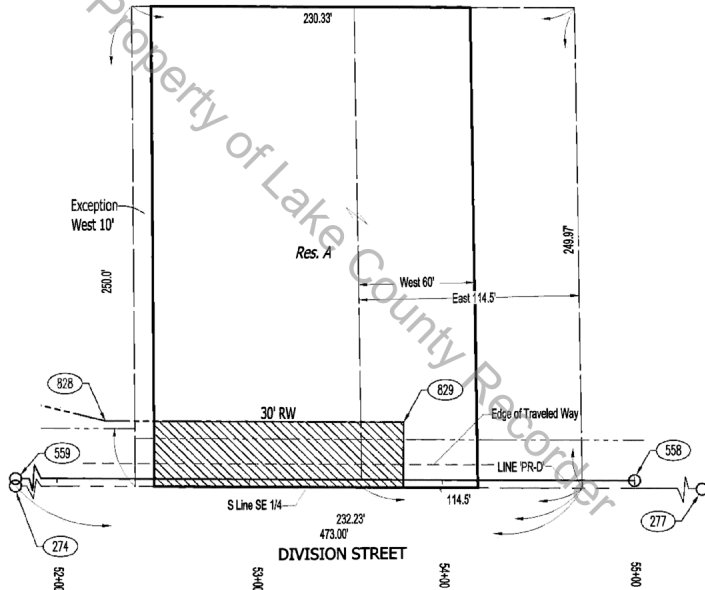
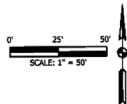


Parcel: 22
Project: 1382603
Des. # 1382603
County: Lake
Section: 4
Township: 35N
Range: 9W

Right-Of-Way Parcel Plat
Owner: Dean's Properties, LLC
Trustee's Deed: Instrument 2021-536543
Key #45-11-04-451-004.000-036

Prepared by: S. Hartman
Checked by: S. Jones

 Hatched Area Denotes
Approximate taking



DIVISION STREET



900 RIDGE ROAD STE. L
MUNSTER, INDIANA 46321
219-836-5884
Proj. 2164 2186 50

Parcel: 22
Project: 1382603
Des. # 1382603
County: Lake
Section: 4
Township: 35N
Range: 9W

Exhibit "B" (Continued)

Owner: Dean's Properties, LLC

Prepared by: S. Hartman

Checked by: S. Jones

Property of Lake County, Indiana
Quality Recorder

PARCEL POINT TABLE					
POINT	LINE	STATION	OFFSET	NORTHING	EASTING
274*	K				
277*	N/A				
558*	PR-D'				
559*	K, PR-D'				
828	PR-D'	52+25.00	30.00' LI.	2280292.1083	2849415.3627
829	PR-D'	53+80.00	30.00' LI.	2280290.5564	2849570.3555

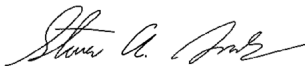
* See Location Control Route Survey Plat

Note: Station and Offsets Control Over Both Northing and Eastings and Bearings and Distances

SURVEYOR'S STATEMENT:

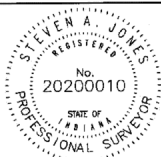
To the best of my knowledge and belief, this plat, together with the Location Control Route Survey Plat Recorded as Document 2023-007086, in Survey Book 39, page 86 in the Office of the Recorder of Lake County, Indiana (Incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12 ("Rule 12").

This plat was prepared from information obtained from the Recorder's Office and other sources which were not necessarily checked by a field survey.



Date: 1/30/2023

Steven A. Jones P.S.
LS20200010



900 RIDGE ROAD STE. L
MUNSTER, INDIANA 46321
219-836-5884
Proj. 2164 2186 50