

**After Recording Return To:**  
Northern Indiana Commuter  
Transportation District  
Attn: Michael Noland  
33 East U.S. Highway 12  
Chesterton, IN 46304

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Space Above This Line for Recorder's Use

## **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that, for no consideration and as an in-kind contribution to the West Lake Corridor Rail Project, the **MUNSTER REDEVELOPMENT COMMISSION OF THE TOWN OF MUNSTER** an Indiana municipal corporation (hereinafter known as "GRANTOR"), conveys and warrants to the **NORTHERN INDIANA COMMUTER TRANSPORTATION DISTRICT**, an Indiana municipal corporation, whose mailing address is 33 East U.S. Highway 12, Chesterton, IN 46304 (hereinafter known as "GRANTEE"), all right, title, interest in and to the following described real estate located in Lake County, Indiana to-wit:

**See attached Exhibit '1A', '2A', and '2B'**

**TOGETHER WITH** all the rights, privileges, tenements, appurtenances and improvements in anyway pertaining to or belonging to said Real Estate, and subject to all existing taxes and easements of record associated therewith.

**GRANTEE'S ADDRESS FOR  
TAX MAILING PURPOSES:**      **33 East U.S. Highway 12, Chesterton, IN 46304**

**IN WITNESS WHEREOF**, said Grantor has executed and delivered this Warranty Deed under seal this \_\_\_\_ day of \_\_\_\_\_, 2023.

MUNSTER REDEVELOPMENT COMMISSION  
TOWN OF MUNSTER, INDIANA

By: \_\_\_\_\_  
Signature

Its: \_\_\_\_\_  
Title

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State & Zip

STATE OF INDIANA       )  
                                      ) SS:  
COUNTY OF LAKE       )

Before me, the undersigned, a Notary Public in and for the above-referenced County and State, on this \_\_\_\_ day of \_\_\_\_\_, 2023, did personally appear \_\_\_\_\_, **as representative of the Munster Redevelopment Commission of the Town of Munster, Indiana**, and acknowledged the execution of the foregoing deed as a free and voluntary act.

Witness my hand and seal.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name

My Commission Expires: \_\_\_\_\_

\*\*\*\*\*

I affirm under the penalties for perjury that I have taken reasonable care to redact each social security number associated with this document, unless otherwise required by law.

***/s/ L. Charles Lukmann, III – Attorney***

This instrument prepared by:

L. Charles Lukmann, III  
HARRIS WELSH & LUKMANN  
107 Broadway  
Chesterton, IN 46304  
Telephone (219) 926-2114

## EXHIBIT '1A'

Project: NICTD – West Lake Corridor  
Parcel: 196  
Key #: 45-10-01-201-001.000-034

Sheet 1 of 2

The North 67 feet of that part of the North half of Section 1, Township 35 North, Range 10 West of the 2d P.M., lying East of the right of way of the Chicago, Indianapolis and Louisville Rail Road and West of highway running through said tract, formerly known as Dixie Highway, and now known as Columbia Avenue, in the Town of Dyer, Lake County, Indiana.

This description was prepared for the Northern Indiana Commuter Transportation District by Beam, Longest and Neff, L.L.C.

Dewey L. Witte 12/13/2021  
Dewey L. Witte Date  
Indiana Registered Land Surveyor  
License Number LS29800022



## EXHIBIT '2A'

Project: NICTD – West Lake Corridor  
Parcel: 196A  
Key #: 45-06-36-453-017.000-027

Sheet 2 of 2

The South 33 feet of that part of the South 80 acres of the South half of Section 36, Township 36 North, Range 10 West of the 2d P.M., lying East of the right of way of the Chicago, Indianapolis and Louisville Rail Road and West of highway formerly known as Dixie Highway and now known as Columbia Avenue, in the Town of Munster, Lake County, Indiana.

This description was prepared for the Northern Indiana Commuter Transportation District by Beam, Longest and Neff, L.L.C.

Dewey L. Witte 12/13/2021  
Dewey L. Witte Date  
Indiana Registered Land Surveyor  
License Number LS29800022

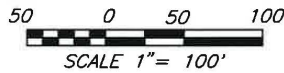
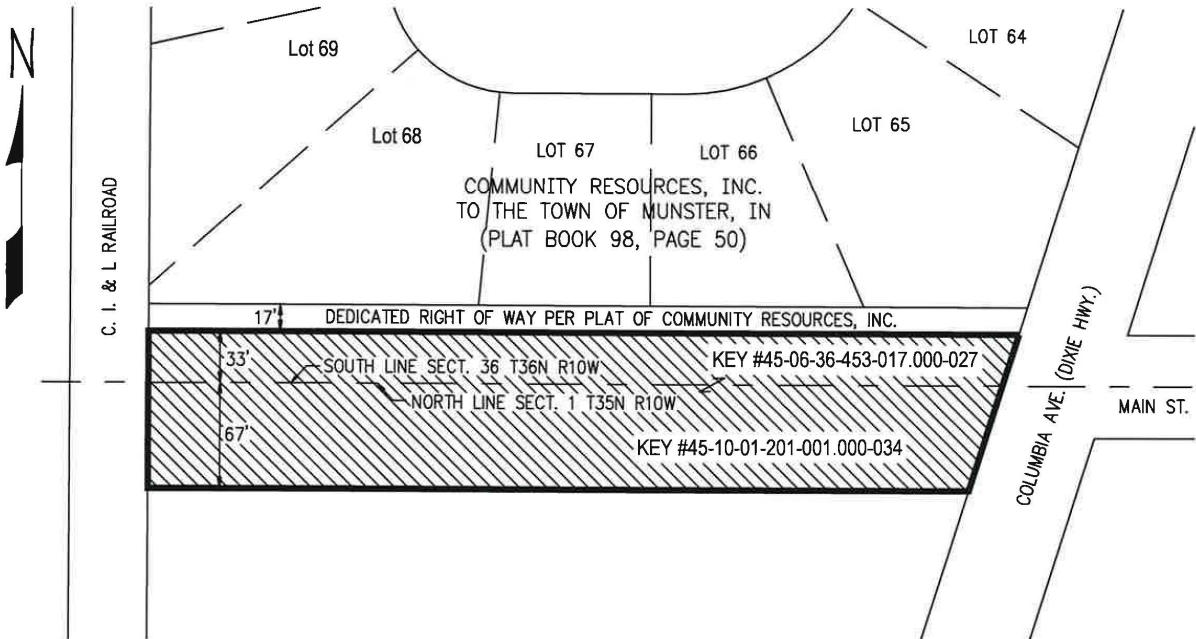


# EXHIBIT '2B'

## PARCEL PLAT

SHEET 1 OF 1

Prepared for the Northern Indiana Commuter Transportation District  
by Beam, Longest & Neff L.L.C. (Job #180110)



**NOTE:**  
THIS PLAT WAS PREPARED WITHOUT BENEFIT  
OF A FIELD CHECK. ITS SOLE PURPOSE IS FOR  
GRAPHIC REPRESENTATION AND IN NO WAY  
IS TO BE CONSTRUED AS A BOUNDARY SURVEY.

*Dewey L. Witte* 12/13/2021  
Dewey L. Witte Date  
Registered Land Surveyor No. LS29800022  
State of Indiana

**BLN**  
BEAM-LONGEST-NEFF

8320 Craig St. Indianapolis, Indiana 46250  
Telephone: (317) 849-5832  
www.b-l-n.com

PROPOSED TOTAL TAKE	
OWNER:	MUNSTER REDEVELOPMENT COMMISSION
PROJECT:	NICTD - WEST LAKE CORRIDOR
PARCEL:	196
TAX ID #:	45-10-01-201-001.000-034 45-06-36-453-017.000-027
SECTION:	1 & 36
TOWNSHIP:	35 & 36 N.
RANGE:	10 W.
COUNTY:	LAKE
INSTRUMENT #2012-052394, DATED 7-17-2012	
Dimensions shown are from the above listed Record Documents.	

## AREA COMPUTATIONS

PAR.: 196

PROJECT: NICTD

Sheet 1 of 1

CODE:

By: E.C. Price

Date: 12/10/2021

Chk'd By: D.L. WITTE

Date: 12/13/2021

TITLE AREAS				EXCEPTIONS			
INSTR. #2012-052394		=				=	
(PARCEL 1 - COMP. PLAN.)		=	0.415 AC.			=	
(PARCEL 2 - COMP. PLAN.)		=	0.821 AC.			=	
		=				=	
		=				=	
SUBTOTALS AREAS		=	1.236 AC.			=	
LESS TOTAL EXCEPTIONS		=		TOTAL EXCEPTIONS		=	
TOTAL AREA		=	1.236 AC.			=	

VERIFIED EXISTING R/W				PER EXISTING R/W			
		=				=	
		=				=	
		=				=	
		=				=	
VERIFIED EXISTING R/W =				TOTAL PER AREA =			

PARCEL		FEE SIMPLE AREAS	
196		0.821	AC.
196A		0.415	AC.
		F.S. =	1.236 AC.

PARCEL		EXCESS LAND AREAS	
		E.L. =	
F.S.+E.L.=TOTAL F.S.=		1.236	AC.

PARCEL		PERM. ESM'T AREAS	
		TOTAL P.E.=	

PARCEL		TEMP. R/W AREAS	

TOTAL AREA	=	1.236 AC.
R/W EXISTING	=	
NET TOTAL AREA	=	1.236 AC.
TOTAL F.S. AREA	=	1.236 AC.
TOTAL P.E. AREA	=	-----
TOTAL RESIDUE AREA	=	0.000
RESIDUE "A"	=	
RESIDUE "B"	=	
RESIDUE "C"	=	
RESIDUE "D"	=	
RESIDUE "E"	=	