

64034

Pol 290771 LD

THIS FORM HAS BEEN APPROVED BY THE INDIANA STATE BAR ASSOCIATION FOR USE BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTION OF SPECIAL CLAUSES, CONSTITUTES THE PRACTICE OF LAW AND SHOULD BE DONE BY A LAWYER.

Charles E. Van Nada, Atty
313 E Commercial Ave, Lowell, Indiana

LAKE COUNTY TITLE COMPANY
DIVISION OF CHICAGO TITLE INSURANCE COMPANY

76829

WARRANTY DEED

Document is

NOT OFFICIAL!

This indenture witnesseth that John W. Genge and Peggy L. Genge, husband and wife, as tenants by entireties,

This Document is the property of the Lake County Recorder!

of Lake County in the State of Indiana

Conveys and warrants to Lester B. Hitzeman and Evelyn L. Hitzeman, husband and wife, as tenants by entireties,

of Lake County in the State of Indiana for and in consideration of TWENTY SIX THOUSAND FIVE HUNDRED and no/100 DOLLARS, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Part of the Southeast Quarter of the Southwest Quarter of Section 23, Township 33 North, Range 9 West of the 2nd P.M., described as: Commencing at an iron pipe on the South line of said Southeast Quarter of the Southwest Quarter at a point 310.05 feet East of the Southwest corner thereof; thence continuing East on said line 73.35 feet to an iron pipe, thence Northwesterly at an angle 67 degrees 12 minutes from West to Northwesterly on a line that would be 18 inches Easterly of and parallel to the frame store building located on said tract a distance of 202.20 feet to an iron pipe on the South line of what is known as Commercial Avenue, said line being from its place of commencement North 22 degrees 48 minutes West 202.20 feet to South line of said Commercial Avenue, thence Southwesterly along South line of said Commercial Avenue at an angle of 77 degrees 51 minutes with the last mentioned East line, a distance of 84.17 feet to iron pipe in the present fence line, thence Southeasterly along said fence line a distance of 157.30 feet to the point of beginning, in the Town of Lowell, Lake County, Indiana, excepting the Westerly 10 feet thereof;

Subject to:
Questions of survey;
Easements and claims of easement not shown of record;
Special assessments and special taxes not spread of record;
Building and zoning ordinances;
Taxes for the year 1970 payable in 1971, Key No. 4-6-63;

State of Indiana, Lake County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 13th day of October 1970 personally appeared:

John W. Genge and Peggy L. Genge, husband and wife, REAL ESTATE TRANSFER VALUATION AFFIDAVIT FILED OCT 20 1970

AUDITOR, LAKE COUNTY
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 January 6, 1973.

Charles E. Van Nada Notary Public

Dated this 13th Day of October 1970

John W. Genge Seal
Peggy L. Genge Seal

STATE OF INDIANA'S PUBLIC RECORDS DEPARTMENT LAKE COUNTY, INDIANA FILED FOR RECORD

OCT 21 11 02 AM '70 Seal

ANDREW J. HIGGINS RECORDS Seal

This instrument was prepared by CHARLES E. VAN NADA, ATTORNEY AT LAW, LOWELL, INDIANA. PLEASE MAIL TAX STATEMENTS TO: Lester B. Hitzeman, R. 1, Cedar Lake, Indiana. Member of Indiana Bar Association. COPYRIGHT ALLEN COUNTY TITLE COMPANY 1957