

571230

Document is NOT OFFICIAL!

Poe 379497-8 LD JWR 235651 Lowell Home Bk 550
This Document is the property of
WARRANTY DEED
571230 Lake County Recorder!

THIS INDENTURE WITNESSETH That Barbara Ann Anderson, formerly Barbara Ann Brownell, an adult married woman, of Missoula County, Montana, Virginia Brownell, also known as Virginia P. Brownell, widow of Castle D. Brownell, deceased, not remarried, of Lake County, Indiana, and Castle Parker Brownell, an adult married man, of Bernalillo County, New Mexico,

CONVEY AND WARRANT to Stanley S. Sejda and Josephine H. Sejda, husband and wife, as tenants by entireties, of Lake County, in the State of Indiana, for the sum of

TEN and no/100-----DOLLARS,

the following described REAL ESTATE in Lake County, in the State of Indiana, to-wit:

4-6-77
PARCEL A. A part of the Southeast Quarter of the Southwest Quarter of Section 23, Township 33 North, Range 9 West of the 2nd P.M., in the Town of Lowell, in Lake County, Indiana, described as follows, to-wit: Commencing at a point 32.16 feet West of the Northwest corner of Lot 1, Clark's Addition to the Town of Lowell, as shown in Miscellaneous Record "A", page 413, in Lake County, Indiana; thence West 33.84 feet; thence South 134 feet; thence East 33.84 feet; thence North 134 feet to the point of beginning.

PARCEL B. A part of the Southeast Quarter of the Southwest Quarter of Section 23, Township 33 North, Range 9 West of the 2nd P.M., in the Town of Lowell, in Lake County, Indiana, described as follows: Commencing at a point 17½ feet West of the Northwest corner of Lot 1, Clark's Addition to the Town of Lowell, as shown in Miscellaneous Record "A", page 413, in Lake County, Indiana; thence West 21½ feet; thence South 150 feet; thence West 28½ feet; thence South to what is known as the Keilman Ditch; thence in a Southeasterly direction to land conveyed to Genevieve Castle on the 24th day of October, 1894; thence North to the point of beginning, EXCEPT that part of the above described parcel conveyed to the Town of Lowell, in Deed Record 944, page 539, in the office of the Recorder of Lake County, Indiana; AND ALSO EXCEPTING the North 100 feet 2 inches of that part of Parcel B lying East of a line 17 feet 11½ inches West of and parallel to the West line of Lot 1 of Clark's Addition to the Town of Lowell, Lake County, Indiana;

DULY ENTERED FOR TAXATION

JAN 25 1980

Lula O. ...
AUDITOR LAKE COUNTY

STATE OF INDIANA, S.S. NO
LAKE COUNTY
FILED FOR RECORD
JAN 30 9 00 AM '80
WILLIAM J. SELSKI JR.
RECORDER

571230

SUBJECT TO:

Easements or claims of easements, not shown by the public record;

Questions of survey;

Taxes or special assessments which are not shown as existing liens by the public record;

Taxes for the year 1939 payable in 1940;

Roads and highways, streets and alleys;

Rights of the public and the State of Indiana in and to that part off the North side of Parcels A and B lying within Commercial Avenue;

Rights of the public and the Town of Lowell in and to that North 9 feet of Parcel B as conveyed for road and street purposes as evidenced in Warranty Deed dated June 24, 1881, and recorded June 28, 1881, in Deed Record 30, page 344, made by Albert Chapman and Fanny Chapman, his wife;

Rights of the public and the Town of Lowell in and to the North 12 feet of that part of parcel A described as follows: Commencing 46 feet West of the Northwest corner of Lot 1, in Clark's Addition to Lowell, thence South 62 feet; thence West 16 feet; thence North 62 feet to the center of the road; thence East 16 feet to the point of beginning, as conveyed for road and street purposes as evidenced in Warranty Deed dated November 17, 1876, and recorded June 28, 1881, in Deed Record 30, page 345, made by Sabrina Northrup and J. H. Northrup;

Party Wall forming West wall of building located on the North 92 feet 10 inches of Parcel B, lying East of a line 17 feet 11 1/2 inches West of and parallel to the West line of Lot 1, of Clark's Addition to the Town of Lowell;

Reservation in Warranty Deed dated June 7, 1907, and recorded June 25, 1907, in Deed Record 132, page 44, made by Sarah A. Castle and John M. Castle, her husband, to Edwin J. Pixley describing: Commencing at a point 17 feet West of the Northwest corner of Lot 1, Clark's Addition to the Town of Lowell, Lake County, Indiana, thence South 92 feet 10 inches, thence West 11 1/2 inches, thence North 92 feet 10 inches, thence East 11 1/2 inches to the point of beginning, together with the 6 inches of brick wall standing and being upon the West 6 inches of the strip of land above conveyed, with this exception that only 21 feet of the 6 inch wall computing from the bottom upward is conveyed and transferred upon the South 10 feet and 6 inches of the above described strip of land, said strip of land being a part of Section 23, Township 33 North, Range 9.

Reservation in Deed dated May 29, 1940, and recorded May 29, 1940, in Deed Record 614, page 198, made by George L. Foster and Floyd Vinnedge, co-administrators with the Will annexed of the estate of Edwin J. Pixley, deceased, to Frances Eugene Buckley and Stella P. Buckley, husband and wife, described: Part of Lot 1, Clark's Addition to Lowell, Indiana, and part of Section 23, Township 33 North, Range 9, described as follows: Commencing 4 feet East of the Northwest corner of Lot 1, in Clark's Addition to Lowell, running South 100 feet, thence West 21 feet, thence North 100 feet, thence East 21 feet, to the point of beginning. Also commencing at a point 17 feet West of the Northwest corner of Lot 1, in Clark's Addition to the Town of Lowell, Indiana; thence South 92 feet 10 inches; thence West 11 1/2 inches; thence North 92 feet 10 inches; thence East 11 1/2 inches to the point of beginning, together with the 6 inches of the strip of land described above, with this exception that only 21 feet of the 6 inch wall, computing from the bottom upward is conveyed and transferred upon the South 10 feet and 6 inches of the above described strip of land, said strip of land being a part of Section 23, Township 33 North, Range 9 (excepting parcel conveyed to Sarah A. Castle by Deed Record 131, page 290).

Quit Claim Deed dated September 18, 1940, and recorded September 19, 1940, in Deed Record 620, page 148, made by Gwyneth M. Brownell and Edwin D. Brownell, her husband, to Frances Eugene Buckley and Stella P. Buckley, husband and wife, describing: A part of the Southeast Quarter

571230

Document is NOT OFFICIAL!

of the Southwest Quarter of Section 23, Township 33 North, Range 9 West of the 2nd P.M., described as commencing at a point which is 17 feet West and 92 feet 10 inches South of the Northwest corner of Lot 1, in Clark's Addition to the Town of Lowell, as shown by a plat thereof recorded in Misc. Record "A", page 413, in the Recorder's office of Lake County, Indiana; thence West 11 1/2 inches; thence South 7 feet 4 inches; thence East 11 1/2 inches; thence North 7 feet 4 inches to the point of beginning, intending hereby to convey a sufficient amount of land to the grantees in order that the lot which they recently purchased from the Edwin J. Pixley estate will be 17 feet 11 1/2 inches by 100 feet, lying immediately West of the West line of Lot 1, in Clark's Addition to Lowell, Lake County, Indiana. This conveyance is made subject to this one express reservation and condition, namely: that the grantees, their heirs or assigns, will never place any addition to the present building on said above described lot so as to in any way obstruct the air space, light and ventilation of the windows in the present two-story brick building adjoining the property owned by the grantors immediately West of the property owned by the grantees, the wall between said two buildings being a party wall, and any attempt to so obstruct said light, air or air space above the present wall of the building now owned by said grantees shall revoke this deed and the title the real estate herein described shall revert to the grantors absolutely and unconditionally.

Easement for alley, dated January 19, 1957, and recorded February 20, 1957, in Miscellaneous Recorded 682, page 391, as Document No. 10163 made by Clara Bastiani, widow of Albert Bastiani, John Esser and Katherine Esser, his wife, Emery W. Sautter and Edith F. Sautter, his wife, Lowell National Bank, a corporation, to the Town of Lowell, over a tract of real estate described as follows: A 16 foot alley, the center line of which is described as follows: Commencing at a point 140 feet South and 24 feet East of the Northwest corner of Lot No. 1, Clark's Addition to the Town of Lowell, Indiana; thence Southwesterly at an angle of 117 degrees 53 minutes North to West a distance of 117.82 feet to a point which is 80 feet West of the Northwest corner of the above said Lot No. 1, and 191.20 feet South of the original center line of Commercial Avenue, thence deflect to the right 25 degrees, a distance of 201.18 feet to the intersection with old alley which said new alley lies in the South Half of Section 23, Township 33 North, Range 9 West of the 2nd P.M., in Lake County, Indiana.

IN WITNESS WHEREOF, Barbara Ann Brownell Anderson, an adult married woman, by Virginia P. Brownell, her attorney in fact, Virginia Brownell, also known as Virginia P. Brownell, a widow, not remarried, and Castle Parker Brownell, an adult married man, have hereunto set their hands and seals this 31st day of APRIL, 1979.

BARBARA ANN BROWNELL ANDERSON
Barbara Ann Brownell Anderson
 BY: Virginia P. Brownell
 Virginia P. Brownell, Attorney
 in Fact for Barbara Ann
 Brownell Anderson

Virginia Brownell
 Virginia Brownell, also known as
 Virginia P. Brownell
Castle Parker Brownell
Castle Parker Brownell

571230

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

STATE OF INDIANA, COUNTY OF LAKE, SS:

Before me, a Notary Public, in and for said County and State, personally appeared Barbara Ann Brownell Anderson, an adult married woman, by Virginia P. Brownell, Attorney in Fact for Barbara Ann Brownell Anderson, and Virginia Brownell, also known as Virginia P. Brownell, a widow, not remarried, and acknowledged the execution of the foregoing Warranty Deed to be their voluntary act and deed.

WITNESS my hand and notarial seal this 13th day of SEPTEMBER 1979.

My commission expires January 6, 1981.

Charles E. Van Nada Notary Public
Resident of Lake County, Indiana

STATE OF NEW MEXICO, COUNTY OF BERNALILLO, SS:

On this 1st day of SEPTEMBER, 1979, before me personally appeared Castle Parker Brownell, an adult married man, to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My commission expires APRIL 15, 1980

Susan E. Brownell Notary Public
Resident of Bernalillo County, New Mexico

PREPARED BY CHARLES E. VAN NADA, ATTORNEY AT LAW, LOWELL, INDIANA.

PLEASE MAIL TAX STATEMENTS TO: 316 E. Commercial Avenue, Lowell IN 46356

SEAL: Pt Lt 1 Clark & Add to Lowell