

2008 064035

2008 SEP 11 AM 11:12

MICHAEL A. BROWN  
RECORDER

**WARRANTY DEED**

*Tax No. 45-11-12-378 - 014. 000 - 036*

THIS INDENTURE WITNESSETH, That **JO ANN M. GOMBOS**, GRANTOR(S) of **LAKE** County in the State of **INDIANA** CONVEYS AND WARRANTS to **JASON P. TOWNE**, of **LAKE** County in the State of **INDIANA**, as GRANTEE(S) in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in **LAKE** County, in the State of Indiana:

**LOT 57, PRAIRIE ESTATES-PHASE 1, AN ADDITION TO THE TOWN OF SCHERERVILLE, AS SHOWN IN PLAT BOOK 88, PAGE 36 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED**

**SEE LEGAL DESCRIPTION CONTINUED ON REVERSE SIDE HEREOF**

COMMONLY KNOWN AS: 6745 FALCON DR., SCHERERVILLE, INDIANA 46375

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2007 TAXES PAYABLE 2008, 2008 TAXES PAYABLE 2009, AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 26 day of August, 2008.

Jo Ann M. Gombos  
**JO ANN M. GOMBOS**

STATE OF INDIANA  
COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 26 day of August, 2008, personally appeared: **JO ANN M. GOMBOS**, 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: 5/9/09 Signature [Signature]

Resident of Lake County Printed [Name] Notary Public

STATE OF  
COUNTY OF \_\_\_\_\_ SS:

Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_\_\_ day of \_\_\_\_\_, 2008, personally appeared: \_\_\_\_\_, 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: \_\_\_\_\_ Signature \_\_\_\_\_

Resident of \_\_\_\_\_ County Printed \_\_\_\_\_, Notary Public

This instrument prepared by **PATRICK J. McMANAMA**, Attorney at Law, Identification No: 9534-45  
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company. DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Return Deed To: **GRANTEE(S)**  
Grantee's street or rural route address: **6745 Falcon Dr., Schererville, Indiana 46375**  
Send Tax Bills To: **GRANTEE(S) - 6745 Falcon Dr., Schererville, Indiana 46375**

**PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR**

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law.

[Signature]  
Signature of Preparer  
ELIZABETH KINZIE  
Name of Preparer

COMMUNITY TITLE COMPANY  
FILE NO L 40312

*18 CM  
PB  
014934*

**GOMBOS/TOWNE**

**AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 57  
THENCE SOUTH 00 DEGREES 42 MINUTES 52 SECONDS EAST, ALONG THE WEST  
BOUNDARY LINE SAID LOT 57, A DISTANCE OF 32.00 FEET, TO A POINT OF CURVE;  
THENCE SOUTHERLY, ALONG SAID WEST BOUNDARY, BEING A CURVE, CONCAVE  
TO THE WEST, HAVING A RADIUS OF 90.00 FEET, AN ARC DISTANCE OF 9.25 FEET,  
TO THE POINT OF BEGINNING; THENCE SOUTH 84 DEGREES 51 MINUTES 48  
SECONDS EAST, A DISTANCE OF 148.38 FEET, TO A POINT ON THE EAST LINE OF  
SAID LOT 57; THENCE SOUTH 00 DEGREES 21 MINUTES 38 SECONDS EAST, ALONG  
SAID EAST LINE, A DISTANCE OF 100.44 FEET, TO THE SOUTHEAST CORNER OF  
SAID LOT 57; THENCE NORTH 62 DEGREES 53 MINUTES 47 SECONDS WEST, ALONG  
THE SOUTHERLY LINE OF SAID LOT 57, A DISTANCE OF 177.42 FEET, TO THE  
SOUTHWEST CORNER OF SAID LOT 57; THENCE NORTHERLY, ALONG THE WEST  
BOUNDARY OF SAID LOT 57, BEING A CURVE, CONCAVE TO THE WEST, HAVING A  
RADIUS OF 90.00 FEET, AN ARC DISTANCE OF 34.45 FEET, TO THE POINT OF  
BEGINNING, ALL IN THE TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA**

