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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2009 024445

2009 APR 16 AM 10:59

**WARRANTY DEED**  
JAX No. 45-19-19-153-001,000-037  
MICHAEL A. BROWN  
RECORDER

THIS INDENTURE WITNESSETH, That **SCOTT KARRAS AND STACEY KARRAS, HUSBAND AND WIFE** GRANTORS of **LAKE** County in the State of **INDIANA**, CONVEYS AND WARRANTS to **VICTOR M. TIERI AND PATIENCE TIERI, HUSBAND AND WIFE** of **LAKE** County in the State of **INDIANA**, as GRANTEES 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 1:

**LOT 12, IN WESTRIDGE ESTATES, AN ADDITION TO LAKE COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 69 PAGE 5, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.**

LEGAL DESCRIPTION CONTINUED ON REVERSE SIDE HEREOF

COMMONLY KNOWN AS: 17584 MAPLEWOOD, LOWELL, INDIANA 46356

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2008 PAYABLE 2009, 2009 TAXES PAYABLE 2010 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

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

Dated this 2 day of April, 2009.

SCOTT KARRAS

STACEY KARRAS

STATE OF INDIANA  
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 2 day of April, 2009, personally appeared: **SCOTT KARRAS AND STACEY KARRAS** 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  
Resident of LAKE County

Signature [Signature]  
Printed \_\_\_\_\_ Notary Public

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

Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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: \_\_\_\_\_  
Resident of \_\_\_\_\_ County

Signature \_\_\_\_\_  
Printed \_\_\_\_\_, Notary Public

This instrument prepared by: **PATRICK J. McMANAMA, Attorney at Law, ID No. 9534-45**  
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

RETURN DEED TO: GRANTEE  
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: 17584 MAPLEWOOD, LOWELL, INDIANA 46356  
SEND TAX BILLS TO: GRANTEE 17584 MAPLEWOOD, LOWELL, INDIANA 46356

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 of Preparer [Signature]

Name of Preparer ELIZABETH KINZIE

COMMUNITY TITLE COMPANY

FILE NO 2 40994

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

APR - 8 2009

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

002565

18 AM  
PB

PARCEL 2:

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 33 NORTH, RANGE 09 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, IN WESTRIDGE ESTATES, AN ADDITION TO LAKE COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 69 PAGE 5, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE SOUTH 88°35'57" EAST 475.34 FEET, ALONG THE SOUTH LINE OF SAID LOT 12 TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 79°48'10" WEST 166.90 FEET; THENCE NORTH 82° 27' 28" WEST 313.65 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, INDIANA.

