

2013 020582

2013 MAR 19 AM 10:57

MICHAEL S. BROWN
RECORDER

MAIL TAX BILLS TO:
787 Courtney Drive
Crown Point, IN 46307

WARRANTY DEED

THIS INDENTURE WITNESSETH that Jennifer S. Sianta, of Lake County, in the State of Indiana, **CONVEYS AND WARRANTS** to Alan B. Phillips and Christine R. Phillips, husband and wife, of Lake County, in the State of Indiana, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to-wit:

Commonly known as: 787 Courtney Drive, Crown Point, Indiana.
Parcel #: 45-16-17-231-020.000-042

Lot 19 in Courtney Estates, in the City of Crown Point, as per plat thereof, recorded in Plat Book 68, Page 24, in the Office of the Recorder of Lake County, Indiana.

- Subject to: 1) Taxes, Easements, Covenants and restrictions of record;
- 2) All legal highways and rights-of-way;
- 3) Ditches and drains, and rights therein;
- 4) Zoning Ordinances.
- 5) Subject to building lines, easements, covenants and restrictions of record, if any;
- 6) Possible Municipal and/or Sewer Assessments levied by the City/Town of Crown Point;
- 7) Subject to the rights of way for drainage tiles, ditches, feeders, swails and laterals, if any.

Dated this 13 day of March, 2013.

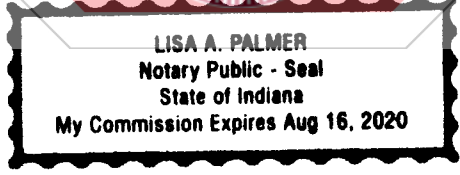
Jennifer S. Sianta
Jennifer S. Sianta

STATE OF IN)
)SS:
COUNTY OF Lake)

Before me, the undersigned, a Notary Public in and for said County and State, this 13 day of March, 2013, personally appeared **Jennifer S. Sianta**, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Lisa A. Palmer
_____, Notary Public
My Commission Expires: _____
County of Residence: _____

This Instrument Prepared By:
Nathan D. Vis
Blachly Tabor Bozik & Hartman
56 S. Washington Street, Suite 401
Valparaiso, IN 46383
PH: 219/464-1041



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. No legal opinion has been rendered during the preparation of this Deed.

Lisa A. Palmer

AMOUNT \$ 16.00
CASH _____ CHARGE NT
CHECK# 0800 4901
OVERAGE _____
COPY _____
NON-CONF _____
DEPUTY PP

NOT FULLY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

MAR 19 2013

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

001488