

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 021672

2013 MAR 22 AM 10:33

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-20-22-427-016.000-012

THIS INDENTURE WITNESSETH, That JAMIE A. ANDERSON, GRANTOR(S) of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to WILLIAM B. VENTURELLI 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:

PART OF LOT 21 IN TUCSON, AN ADDITION TO LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WESTERLY MOST CORNER OF SAID LOT 21; THENCE NORTH 40 DEGREES 56 MINUTES 13 SECONDS EAST, A DISTANCE OF 26.75 FEET; THENCE EASTERLY ALONG AN ARC CONCAVE TO THE NORTH, HAVING A RADIUS OF 70.00 FEET; AN ARC LENGTH OF 30.23 FEET AND A CHORD BEARING OF SOUTH 86 DEGREES 47 MINUTES 44 SECONDS EAST; THENCE SOUTH 48 DEGREES 57 MINUTES 22 SECONDS EAST, A DISTANCE OF 230.77 FEET; THENCE SOUTH 00 DEGREES 58 MINUTES 36 SECONDS EAST, A DISTANCE OF 60.03 FEET; THENCE NORTH 49 DEGREES 03 MINUTES 47 SECONDS WEST, A DISTANCE OF 294.59 FEET TO THE POINT OF BEGINNING, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 81 PAGE 88, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 17747 INDIANA COURT, LOWELL, INDIANA 46356

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2012 TAXES PAYABLE 2013, 2013 TAXES PAYABLE 2014 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

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

Dated this 14 day of March, 2013.

Jamie A. Anderson
JAMIE A. ANDERSON

STATE OF INDIANA
COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 14 day of March, 2013, personally appeared: JAMIE A. ANDERSON 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: 5/9/17
Resident of Lake County Printed [Signature], 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.

ELIZABETH R. KINZIE
Lake County
My Commission Expires
May 9, 2017

RETURN DEED TO: GRANTEE
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: 17747 INDIANA COURT, LOWELL, INDIANA 46356
SEND TAX BILLS TO: GRANTEE

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

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAR 20 2013

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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AO
CM

11386

COMMUNITY TITLE COMPANY
FILE NO 133771