

2013 022656

2013 MAR 27 AM 10:30

MICHAEL B. BROWN  
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-12-33-257-022.000-029

THIS INDENTURE WITNESSETH, That MICHELLE A. LEE, GRANTOR(S) of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to LARRY PORTIS AND REGOLDA VENESSA PORTIS, HUSBAND AND WIFE, 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 3 IN CROWN RIDGE ESTATES 1<sup>ST</sup> RESUBDIVISION OF TRACTS 38 AND 39 IN CROWN RIDGE ESTATES UNIT THREE, A PLANNED UNIT DEVELOPMENT, IN THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 87 PAGE 76, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, EXCEPT THAT PART OF LOT 3 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 00 DEGREES 01 MINUTES 53 SECONDS EAST ALONG THE WEST LINE OF SAID LOT A DISTANCE OF 51.92 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 07 SECONDS EAST, A DISTANCE OF 102.27 FEET TO THE EAST LINE OF SAID LOT BEING AN ARC HAVING A RADIUS CONVEX WESTERLY A DISTANCE OF 1.74 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 53 SECONDS WEST ALONG THE EAST LINE OF SAID LOT A DISTANCE OF 50.35 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 89 DEGREES 58 MINUTES 07 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT A DISTANCE OF 103.00 FEET TO THE HEREIN DESIGNATED POINT OF BEGINNING, IN LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 9610 JACKSON COURT, CROWN POINT, INDIANA 46307

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 21 day of March, 2013.

Michelle A. Lee  
MICHELLE A. LEE

STATE OF INDIANA  
COUNTY OF Lake SS:



Before me, the undersigned, a Notary Public in and for said County and State, this 21 day of March, 2013, personally appeared: MICHELLE A. LEE 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

Signature Elizabeth R. Kinzie

Resident of Lake County

Printed ELIZABETH R. KINZIE Notary Public  
Lake County  
My Commission Expires  
March 9, 2017

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.

RETURN DEED TO: GRANTEE  
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: 9610 JACKSON COURT, CROWN POINT, INDIANA 46307  
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.

Elizabeth R. Kinzie  
Signature of Preparer  
Elizabeth R. Kinzie  
Name of Preparer

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

MAR 26 2013

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

11573

COMMUNITY TITLE COMPANY  
FILE NO 133795

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