

2013 048154

2013 JUL -2 AM 10:17

MICHAEL B. BROWN  
RECORDER

Tax ID Number(s):  
27-17-0378-0026

45-12-01-357-024.000-018

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT**

**Peymon S. Torabi and Elaine S. Torabi and Angela M. Farris now known as Angela M. Torabi, Joint Tenants with Rights of Survivorship**

**CONVEY(S) AND WARRANT(S) TO**

**Janine C. Tribble, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:**

Part of Lot 8 in Amber Creek Townhomes, an Addition to the City of Hobart, as per plat thereof, recorded in Plat Book 90 page 42 in the Office of the Recorder of Lake County, Indiana, described as follows: Commencing at the Southeast corner of said Lot 8; thence North 90°00'00" West, along the South line of said Lot 8, a distance of 40.88 feet to the point of beginning; thence continuing North 90°00'00" West, a distance of 29.49 feet; thence North 18°21'41" West, a distance of 165.36 feet to a point on the curved Southerly right of way line of Topaz Drive in said Amber Creek Townhomes; thence Northeasterly along said Southerly right of way line, being a curve concave to the Northwest and having a radius of 230.00 feet, an arc distance of 12.00 feet to a point of tangency; thence North 64°52'56" East, along said Southerly right of way line, a distance of 16.15 feet; thence South 18°21'41" East, a distance of 177.65 feet to the point of beginning.

This Document is the property of  
the Lake County Recorder!

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this deed this 20 day of June, 2013

Peymon S. Torabi  
Peymon S. Torabi

Angela M. Torabi formerly known as Angela M. Farris  
Angela M. Torabi formerly known as Angela M. Farris

Elaine S. Torabi  
Elaine S. Torabi



JULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

24004

JUL 01 2013

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

HOLD FOR MERIDIAN TITLE

264  
MT  
211

State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Peymon S. Torabi and Angela M. Torabi** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 20 day of June, 2013

My Commission Expires: Jan 27 2013

Alison Payton  
Signature of Notary Public

Alison Payton  
Printed Name of Notary Public

Eric Ohio  
Notary Public County and State of Residence

This instrument was prepared by:  
Debra A. Guy, Attorney-at-Law, IN #24473-71 MI #P69602  
202 S. Michigan Street, Ste. 300, South Bend, IN 46601

**Property Address:**  
2905 Topaz Drive  
Hobart, IN 46342

**Grantee's Address and Mail Tax Statements To:**  
2905 Topaz Drive  
Hobart, IN 46342

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. **Andrew R. Drake**



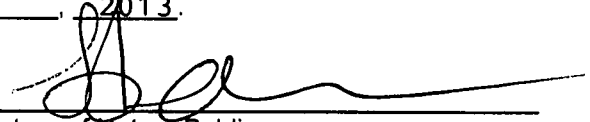
MTC File No.: 13-19358 (WD)

State of IN, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Elaine S. Torabi who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

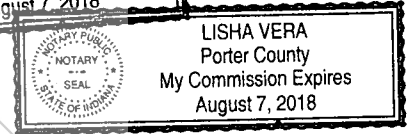
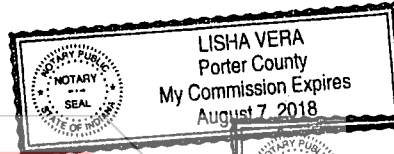
WITNESS, my hand and Seal this 21 day of June, 2013.

My Commission Expires: \_\_\_\_\_

  
Signature of Notary Public

Printed Name of Notary Public \_\_\_\_\_

Notary Public County and State of Residence \_\_\_\_\_

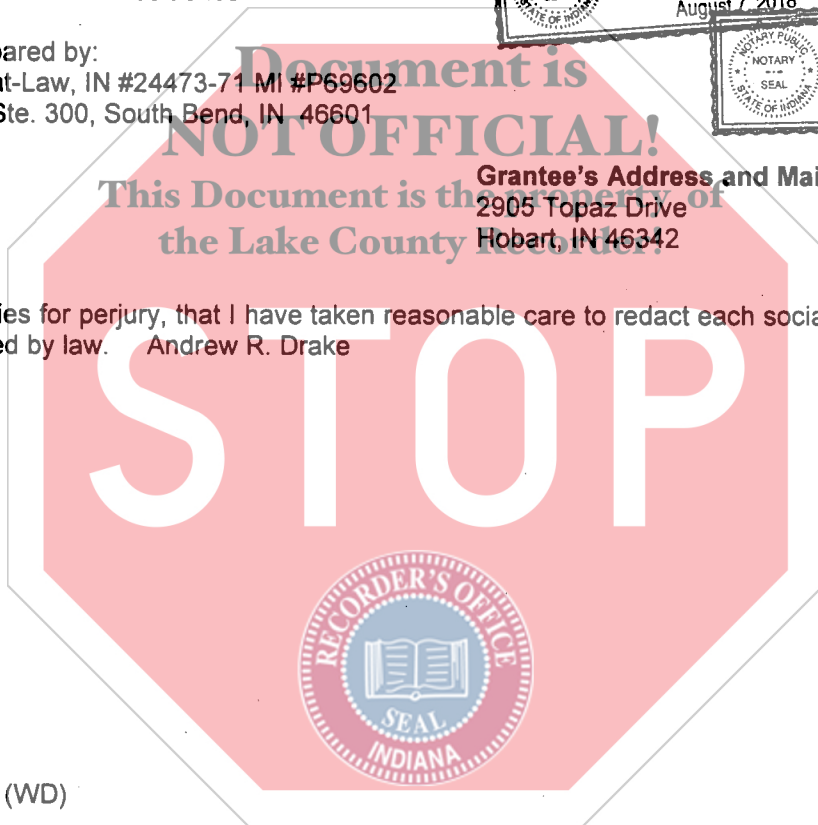


This instrument was prepared by:  
Debra A. Guy, Attorney-at-Law, IN #24473-71 MI #P69602  
202 S. Michigan Street, Ste. 300, South Bend, IN 46601

**Property Address:**  
2905 Topaz Drive  
Hobart, IN 46342

**Grantee's Address and Mail Tax Statements To:**  
2905 Topaz Drive  
Hobart, IN 46342

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. Andrew R. Drake



MTC File No.: 13-19358 (WD)