

2013 054081

2013 JUL 24 AM 10:18

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

Tax LD. no. 45-16-04-101-056.000-042

THIS INDENTURE WITNESSETH, That JUSTIN B. BROWN, GRANTOR of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to JENNY L. ANDERSON, of LAKE County in the State of INDIANA, as GRANTEE 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:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION.

COMMONLY KNOWN AS: 965 CEDAR DRIVE, 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 16th day of July, 2013.

Justin B. Brown
JUSTIN B. BROWN

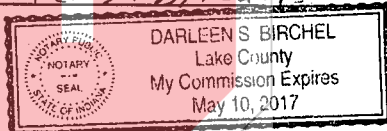
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STATE OF INDIANA
COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 16th day of July, 2013, personally appeared: JUSTIN B. BROWN, 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: 5-7-17
Resident of Lake County
Public

Signature *Darleen S. Birchel*
Printed Darleen S. Birchel Notary



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
Public

Signature _____
Printed _____ Notary

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: 965 CEDAR DRIVE, CROWN POINT, INDIANA 46307
SEND TAX BILLS TO: GRANTEE

COMMUNITY TITLE COMPANY
FILE NO 134507 COMMUNITY TITLE COMPANY

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.

Patrick J. McManama
Signature of Preparer

Darleen S. Birchel
Printed Name of Preparer

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

13842

JUL 22 2013

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

18
CM
CA

Tax I.D. no. 45-16-04-101-056.000-42

BROWN/ANDERSON

**EXHIBIT "A"
LEGAL DESCRIPTION**

PARCEL I: CONDOMINIUM UNIT 965 IN BUILDING B IN TROUTWINE ESTATE CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, AS CREATED BY A CERTAIN DECLARATION OF CONDOMINIUM RECORDED 8/12/96 AS DOCUMENT NO. 96053792, AND AMENDED BY FIRST AMENDMENT TO DECLARATION RECORDED 9/11/96, AS DOCUMENT NO. 96060760, AND FURTHER AMENDED BY SECOND AMENDMENT RECORDED 9/2/97 AS DOCUMENT NO. 97057849, AND FURTHER AMENDED BY THIRD AMENDMENT RECORDED 9/2/97, AS DOCUMENT NO. 97057850, AND FURTHER AMENDED BY FOURTH AMENDMENT RECORDED 10/21/97 AS DOCUMENT NO. 97071496, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AND LIMITED COMMON AREA AND FACILITIES APPURTENANT THERETO, REGISTERED LAND SURVEYOR'S CERTIFICATE RECORDED 6/8/98 AS DOCUMENT NO. 98042453 CERTIFIES THE IMPROVEMENTS AS BUILT WITH REGARD TO BUILDING "B".

PARCEL II: GARAGE B965 IN TROUTWINE ESTATES CONDOMINIUM, A HORIZONTAL PROPERTY REGIME AS CREATED BY A CERTAIN DECLARATION OF CONDOMINIUM RECORDED 8/12/96 AS DOCUMENT NO. 96053792 AND AMENDMENT ONE THROUGH FOUR THERETO, REGISTERED LAND SURVEYOR'S CERTIFICATE RECORDED 1/6/97, AS DOCUMENT NO. 97000552 CERTIFIES THE GARAGE AS BUILT.

