

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 090399

2013 DEC 10 AM 10:32

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

TAX #45-11-25-480-008.000-036

THIS INDENTURE WITNESSETH, That, WILLIAM J. SHEETS, GRANTOR(S) of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to BRIAN M. O'HARE AND MAYRA E. O'HARE, 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 25 IN SCHERERVILLE TRACE II, AN ADDITION TO THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 81. PAGE 46 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND AMENDED BY CERTIFICATE OF CORRECTIONS RECORDED OCTOBER 30, 1996 AS DOCUMENT NO. 96072262 AND RECORDED NOVEMBER 1, 1996 AS DOCUMENT NO. 96072971, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 25, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 77 DEGREES 50 MINUTES 04 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 25, A DISTANCE OF 164.65 FEET; THENCE SOUTH 00 DEGREES 47 MINUTES 40 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LOT 25, A DISTANCE OF 57.69 FEET; THENCE NORTH 71 DEGREES 58 MINUTES 40 SECONDS WEST, A DISTANCE OF 160.61 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY. HAVING A RADIUS OF 380.00 FEET AND A CENTRAL ANGLE OF 05 DEGREES 42 MINUTES 24 SECONDS; THENCE NORTHERLY ALONG THE ARC (WESTERLY LINE OF LOT 25) OF SAID CURVE TO THE LEFT, FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS NORTH 17 DEGREES 52 MINUTES 20 SECONDS EAST, A DISTANCE OF 37.85 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 15 DEGREES 01 MINUTES 08 SECONDS EAST, A DISTANCE OF 37.85 FEET TO THE CURVE'S END, AND THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 9243 CLARK PLACE, CROWN POINT, IN 46307

SUBJECT TO SPECIAL ASSESSMENTS, 2013 TAXES DUE AND PAYABLE 2014 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER. SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 27 day of November, 2013.

William J. Sheets
WILLIAM J. SHEETS



STATE OF INDIANA }
COUNTY OF LAKE } SS:

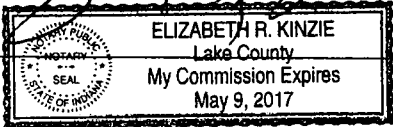
Before me, the undersigned, a Notary Public in and for said County and State, this 27 day of November, 2013, personally appeared: WILLIAM J. SHEETS, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 5/9/17

Signature Elizabeth R. Kinzie

Resident of Lake County

Printed _____



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.

16846

Return Deed To: GRANTEE
Grantee's street or rural route address: 9243 CLARK PLACE, CROWN POINT, IN 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.

Elizabeth R. Kinzie

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 0 9 2013

\$16.00
M.E
C.M

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

COMMUNITY TITLE COMPANY
FILE NO 135131