

1305686

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 005273

2014 JAN 29 AM 10:34

MICHAEL B. BROWN  
RECORDER

MAIL TAX BILLS TO GRANTEE'S  
CURRENT ADDRESS AT:

3630 Ridge Road  
Highland, Indiana 46322

RETURN TO:

Todd A. and Casandra L. Sanders  
3630 Ridge Road  
Highland, Indiana 46322

FILED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JAN 23 2014

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

**LIMITED PARTNERSHIP WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT F&G INVESTMENTS, L.P.**, a Delaware limited partnership (the "Grantor") **CONVEYS AND WARRANTS** to TODD A. SANDERS and CASANDRA L. SANDERS, husband and wife as tenants by the entirety, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate situated in Lake County, in the State of Indiana, to-wit:

PARCEL I:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 22, WHICH POINT IS 15 RODS WEST OF THE CENTERLINE OF SAID QUARTER-QUARTER SECTION; RUNNING THENCE STRAIGHT NORTH TO THE CENTERLINE OF THE OLD CHICAGO ROAD; THENCE WEST ALONG SAID CENTERLINE, 5 RODS; THENCE SOUTH TO THE SOUTH LINE OF SECTION 22, THENCE EAST 5 RODS TO THE PLACE OF BEGINNING.

PARCEL II:

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

010343

CHICAGO TITLE INSURANCE COMPANY

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CF  
DN

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BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 27, WHICH POINT IS 15 RODS (250.31 FEET MEASURED) WEST OF THE CENTERLINE OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 00 DEGREES 00 MINUTES 13 SECONDS EAST ALONG THE MONUMENTED WEST LINE OF THE WEST 5 RODS OF THE EAST 55 RODS OF SAID NORTHWEST QUARTER, A DISTANCE OF 97.58 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 39 SECONDS, A DISTANCE OF 5 RODS (83.44 FEET MEASURED); THENCE NORTH 00 DEGREES 00 MINUTES 13 SECONDS WEST, A DISTANCE OF 97.58 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 26 MINUTES 39 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 5 RODS (83.44 FEET MEASURED) TO THE POINT OF BEGINNING.

Commonly known as 3630 Ridge Road, Highland, Indiana 46322

Tax Parcel Nos.: 45-07-22-456-005.000-026 (Parcel I) and 45-07-27-201-015.000-026 (Parcel II).

**This Document is the property of**  
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**Document is**  
**Recorder!**

SUBJECT, NEVERTHELESS, TO THE FOLLOWING

1. Taxes for 2014, payable in 2015, and for all years thereafter.
2. Annual maintenance assessments for the Little Cal River Basin (Drain)/Ditch due in 2014 and for all years thereafter.
3. Municipal assessments, if any, assessed against the land.
4. Rights of the public, the State of Indiana, the County of Lake and the municipality in and to that part of the land taken or used for road purposes.
5. Rights of way for drainage tiles, feeders and laterals, if any,
6. All covenants, easements, rights of way, building lines, highways, roads, streets, alleys and other restrictions of beneficial use and enjoyment of record, and all facts and matters affecting legal and equitable ownership and possession of the real estate which would be, or should have been, revealed and disclosed by an accurate survey of the real estate described above.

The undersigned persons executing this Deed represents and certifies on behalf of Grantor that the undersigned has been duly authorized and fully empowered to

execute and deliver this Deed; that Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 13<sup>th</sup> day of January, 2014.

F&G INVESTMENTS, L.P., by its sole General Partner, F & G General Partner LLC

By:   
Franklin D. Van Til, Member

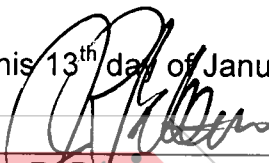
By:   
Gladys R. Van Til, Member



STATE OF INDIANA        )  
                                  ) SS:  
COUNTY OF LAKE        )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Franklin D. Van Til and Gladys R. Van Til, being all of the members of F & G General Partner LLC, as the sole General Partner of F&G Investments, L.P., who acknowledged the execution of the foregoing Deed for and on behalf of Grantor and who, having been duly sworn, stated the representations therein contained are true.

WITNESS my hand and notarial seal this 13<sup>th</sup> day of January, 2014.

  
\_\_\_\_\_  
Glenn R. Patterson, Notary Public

My Commission Expires: November 25, 2016

County of Residence: Lake



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. Glenn R. Patterson.

This Instrument prepared by Glenn R. Patterson, Esq., Lucas, Holcomb & Medrea, LLP, Easton Court, 300 East 90th Drive, Merrillville, Indiana 46410

