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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 006413

2014 FEB -3 AM 9:50

MICHAEL B. BROWN
RECORDER

Send Tax Bills To
Grantee's Address:
Tatianna L. Barnett
7710 Grant Street #H
Merrillville, IN 46410

NORTHWEST INDIANA TITLE
162 WASHINGTON STREET
LOWELL, IN 46356
219-696-0100
20337

Property Identification Number:
45-12-20-226-019.000-030

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH that **FIRST MERCHANTS BANK, N.A., successor-by-merger to CITIZENS FINANCIAL BANK**, a federal savings bank ("*Grantor*"), hereby sells, conveys, and specially warrants to **TATIANNA L. BARNETT** ("*Grantee*"), for good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana (hereinafter referred to as the "*Real Estate*"):

PART OF LOT 5D, RESUBDIVISION OF WATERTOWER PARK LOTS 5C, 5D, 5E, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 95 PAGE 7, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 5D, A DISTANCE OF 221.63 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES, 59 MINUTES, 27 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 25.85 FEET; THENCE NORTH 00 DEGREES, 19 MINUTES, 31 SECONDS WEST, A DISTANCE OF 125.00 FEET TO THE NORTH LINE OF SAID LOT 5D; THENCE SOUTH 89 DEGREES, 59 MINUTES, 27 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 25.85 FEET; THENCE SOUTH 00 DEGREES, 19 MINUTES, 31 SECONDS EAST, A DISTANCE OF 125.00 FEET TO THE PLACE OF BEGINNING.

(Commonly known as 7710 Grant Street #H, Merrillville, Indiana 46410)

SUBJECT to all current, non-delinquent real estate taxes and assessments, all easements, covenants, conditions, restrictions, encumbrances, and other matters of record, and all matters that would be disclosed by an accurate survey or physical inspection of the Real Estate.

Grantor hereby, for itself and its successors and assigns, covenants and agrees with Grantee that Grantor is lawfully seized in fee simple of the Real Estate; that it has good right to sell and convey the same in the manner set forth herein; and that Grantor, its successors and assigns, shall warrant and defend the same unto Grantee forever against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

The undersigned person executing this Special Warranty Deed on behalf of Grantor represents and certifies that he has been fully empowered by Grantor to execute and deliver this Special Warranty Deed, that Grantor has full authority and capacity to convey the Real Estate to Grantee, and that all necessary action for the making of such conveyance has been taken and done.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

FEB 03 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

20597

AMOUNT \$ 18.00
CASH _____ CHARGE _____
CHECK # 1672
OVERAGE _____
COPY _____
NON-COM _____
CLERK [Signature]

