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MICHAEL B. BROWN
RECORDER

MAIL TAX BILLS TO:
996 HIGH MEADOW DRIVE
CROWN POINT, IN 46307

WARRANTY DEED

THIS INDENTURE WITNESSETH that MIRJANA GRUEVSKI, of Lake County, in the State of Indiana, CONVEYS AND WARRANTS to, NICHOLAS A. FIACCO, of Lake County, in the State of Indiana, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to-wit:

Commonly known as: 996 High Meadow Drive, Crown Point, IN 46307
Parcel#: 45-16-16-102-003.000-042

PART OF TRACT "C", HIGH MEADOWS, IN THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 44, PAGE 90, IN LAKE COUNTY, INDIANA, BEING A RESUBDIVISION OF ALL OF HIGH MEADOWS, UNIT NO. 1 AND BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT "C" AND 206.17 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, THENCE NORTH 82 DEGREES 28 MINUTES 57 SECONDS EAST, 140 FEET; THENCE NORTH 07 DEGREES 31 MINUTES 03 SECONDS WEST, 37.00 FEET; THENCE NORTH 04 DEGREES 26 MINUTES 59 SECONDS EAST, 83 FEET; THENCE NORTH 53 DEGREES 16 MINUTES 50 SECONDS WEST, 219.57 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID TRACT "C"; THENCE SOUTH 07 DEGREES 31 MINUTES 03 SECONDS EAST, 271.87 FEET TO THE POINT OF BEGINNING.

- Subject to:
- 1) Taxes, Easements, Covenants and restrictions of record;
 - 2) All legal highways and rights-of-way;
 - 3) Ditches and drains, and rights therein;
 - 4) Zoning Ordinances.
 - 5) Subject to building lines, easements, covenants and restrictions of record, if any;
 - 6) Possible Municipal and/or Sewer Assessments levied by the City/Town of Crown Point;
 - 7) Subject to the rights of way for drainage tiles, ditches, feeders, swails and laterals, if any.

Dated this 20th day of March, 2014.



Mirjana Gruevski
MIRJANA GRUEVSKI

STATE OF _____)
) SS:
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, this 20th day of March, 2014, personally appeared MIRJANA GRUEVSKI, and acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

Shannon Lynett Hawkins
_____, Notary Public
My Commission Expires: 2-23-2022
County of Residence: Lake

FILED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

This Instrument Prepared By: MAR 28 2014
Nathan D. Vis
Blachly Tabor Bozik & Hartman
56 S. Washington Street, Suite 401
Valparaiso, IN 46383
PH: 219/464-1041
RECCY HOLLINGA KATONA
COUNTY AUDITOR



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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. No legal opinion has been rendered during the preparation of this Deed.

Judy Kaczmarek