

2014 026380

2014 MAY -9 PM 12: 03

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH, that

Christopher C. Garastik and Margaret E. Garastik, husband and wife and Joseph M. Winters,
("Grantor(s)")

CONVEYS AND WARRANTS TO

Roda Woodruff, Grantee(s)",

for the sum of Ten Dollars and zero cents (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Property Description:

The North 48.35 feet of Lots 19, 20, 21 and 22 in Block 1 in Manufacturer's 2nd Addition to Griffith, as per plat thereof, recorded in Plat Book 2, page 64, in the Office of the Recorder of Lake County, Indiana. Grantor hereby expressly reserves to himself, his heirs, executor, administrator, personal representative, and assigns, the right to use a strip of ground 3.35 feet in width along the southern edge of the property described above, to be used as a joint walkway between the property of Grantor and the property of Grantee and further as use for the existing stairway not existing on Grantor's two-story building located on part of the northern portions of Lots 19 and 22. Such stairway is attached to Grantor's building and is for all purposes of access and egress from any building that may hereafter be erected on the parcel of land of which the easement is reserved. Grantor further reserves the right to maintain the stairway at all times in good condition and repair at Grantor's own expense and such right shall constitute a covenant running with the land and binding upon Grantee's heirs and assigns.

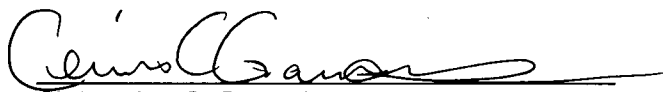
Property Address: 108 North Rensselaer Street, Griffith, IN 46319


Tax ID No.: 45-07-35-381-024.000-006(Lots 21 & 22)
45-07-35-381-025.000-006(Vacant Lot-Lots 19 & 20)

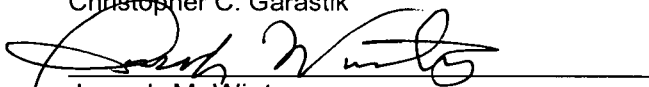
Subject to the following:

- (a) Any and all easements, encumbrances, covenants, restrictions, conditions, rights-of-way and other matters of record;
- (b) Zoning ordinances and other governmental restrictions affecting the use of the real estate;
- (c) Current real estate taxes and assessments not delinquent and all real estate taxes and assessments arising hereafter; and
- (d) Any and all matters which would be disclosed by a current and accurate survey of the real estate.

IN WITNESS WHEREOF, Grantors have executed this Deed this 28 day of April, 2014.


Christopher C. Garastik


Margaret E. Garastik


Joseph M. Winters

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAY 09 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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AD
CK-29886
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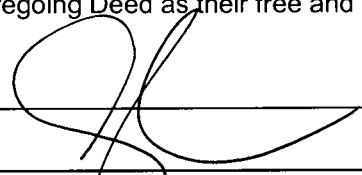
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COUNTY OF Lake, STATE OF INDIANA SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 28th day of April, 2014 personally appeared Christopher C. Garastik and Margaret E. Garastik, husband and wife and Joseph M. Winters, who acknowledged the execution of the foregoing Deed as their free and voluntary act.

My commission expires: 6/8/18

Signed: 

Resident of Porter County, IN.

Printed: _____

Redaction Statement: I affirm under penalties for perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Cynthia L. Reed

This instrument prepared by: Phillip A. Norman, Esq., 2110 N. Calumet Ave., Valparaiso, IN 46383

Grantee's & Mail tax bills to: 2923 42nd St., Highland, IN 46322
Liberty Title & Escrow File: T8V14000028

* RW

