STATE OF MUHA LAKE COUNTY FILED FOR RECORD

2014 080520

2014 DEC 18 AM 11:00

MAIL TAX BILLS TO: 12304 W. 165th Ave. Lowell, IN 46356

MICHALL B. BROWN RECORDER

## WARRANTY DEED

THIS INDENTURE WITNESSETH that the CHARLES P. BAKKER AND JEAN BAKKER, HUSBAND AND WIFE, AS TENANTS BY ENTIRETIES, of Lake County, in the State of Indiana, CONVEYS AND WARRANTS to, SUTTON FARM ENTERPRISES, LLC, 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 16305 WHITE OAK AVENUE, LOWELL, IN 46356 Parcel#: 45-19-08-351-003.000-037

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 450 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; AND RUNNING THENCE NORTH AT A RIGHT ANGLE A DISTANCE OF 103.95 FEET; THENCE EAST AT A RIGHT ANGLE A DISTANCE OF 145 FEET; THENCE NORTH AT A RIGHT ANGLE OF 41.45 FEET; THENCE EAST AT A RIGHT ANGLE 160.0 FEET; THENCE NORTH AT A RIGHT ANGLE OF 25.65 FEET; THENCE EAST AT A RIGHT ANGLE 539.87 FEET (537.93 FEET MEASURED) TO A POINT 16.23 FEET WEST OF THE EAST LINE OF SAID QUARTER SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 20 FEET TO THE SOUTHEAST CORNER; THENCE NORTH ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION A DISTANCE OF 1328.78 FEET TO THE NORTHWEST CORNER OF BALVERIC ACRES AS DEED DI AT THEREOF DECORDED IN BLAT POON 74 PAGE 24 IN THE DESCRIPTION AND THE PERCORDED IN ALONG THE PERCORDE BAKKER'S ACRES AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 74 PAGE 84 IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA; THENCE EAST ALONG THE NORTH LINE OF SAID BAKKER'S ACRES 417.42 FEET TO THE NORTHEAST CORNER OF SAID BAKKER'S ACRES; THENCE SOUTH ALONG THE EAST LINE OF SAID BAKKER'S ACRES 354.71 FEET TO

THE COLUMN AST CODNED OF CALD ALVERDIA CODE THE EAST LINE OF SAID BAKKER'S ACRES 354.	.71 FEET TO
THE SOUTHEAST CORNER OF SAID BAKKER'S ACRES; THENCE SOUTH PARALLEL WITH THE WEST LINE OF	SAID SOUTHWEST
QUARTER, 541.33 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE EAST ALONG SAID SO	OUTH LINE, 32.43
FEET TO THE POINT OF BEGINNING, CONTAINING 28.487 ACRES MORE OR LESS.	
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 Michigan	
7) Subject to the rights of way for drainess tile 1 to 1 and 1 to 1	igan City;
7) Subject to the rights of way for drainage tiles, ditches, feeders, swails and laterals	s, if any.
Dated this 15 day of December 2014.	
Chiles & Daleban	
CHARLES P. BAKKER	
CHARLES P. BAKKER  CHARLES P. BAKKER  CHARLES P. BAKKER  CHARLES P. BAKKER  STATE OF 143	
JEAN BAKKER	
SINN ALLAN	
STATE OF) SS: DEC 18 2014  SHIRLEY R. KASPER NOTARY PUBLIC - OFFICIAL SEAL	
NOTARY PUBLIC - OFFICIAL SEAL	
COUNTY OF (a)  SS:  NOTARY PUBLIC - OFFICIAL SEAL State of Indiana, Porter County My Commission Expires July 31 2016	
STATE OF DEC SHIRLEY R. KASPER NOTARY PUBLIC · O'FICIAL SEAL State of Indiana, Porter County My Commission Expires July 31, 2016  Before me, the undersigned, a Notary Public in and for said County and State, this day of December 1997.	
Refore me the undersigned a Nation Public in and for said County and Guy 11: 15 to 100 and 100	la
personally appeared the CHADIES D. DALVED AND TEAN DALVED	<u>n 2014,</u>
personally appeared the CHARLES P. BAKKER AND JEAN BAKKER, and acknowledged the execution of the	ie foregoing deed.
IN WITNESS WHEDEOF I have been a first to the second of th	
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.	
, Notary Public	
My Compussion Expires:	
County of Residence:	
	017202
This Instrument Prepared By: Nathan D. Vis	OT LYON

Blachly Tabor Bozik & Hartman, 56 S. Washington Street, Suite 401, Valparaiso, IN 46383, PH: 219/464-1041

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this docume unless required by law. No legal opinion has been rendered during the preparation of this Deed.

14-034808

Judy Kaczmarek

NORTH AMERICAN TITLE COMPANY