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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 083426

2014 DEC 30 AM 10:36

MICHAEL B. BROWN  
RECORDER

**GRANTEES' ADDRESS AND MAIL TAX BILLS TO:**

13510 Chase Street, Crown Point, IN 46307

**WARRANTY DEED**

**This Indenture Witnesseth That Grantor: Henry W. Eggers, Jr. of Lake County in the State of Indiana**

**Conveys and Warrants to Grantee: Richard Clemons and Deborah Clemons, husband and wife in Lake County in the State of Indiana**

for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in LAKE County, Indiana, to-wit:

**SEE EXHIBIT "A" LEGAL DESCRIPTION**

**TAX I.D. # 45-16-29-151-001.000-041, 45-16-30-277-005.000-041 AND 45-16-30-276-004.000-041**

**PROPERTY ADDRESS: 13310 & 13510 Chase Street, Crown Point, IN 46307**

This conveyance is subject to State, County and City taxes for 2013 payable in 2014 and all subsequent years; all special assessments levied prior to and payable subsequent to the date hereof; building and zoning ordinances now or hereafter in effect; easements; covenants, conditions, and restrictions of record and questions of survey. Grantors expressly limit said Warranties only against the acts of the Grantors and all persons claiming by, through or under the Grantors.

**Dated this 23 of December, 2014.**

  
Henry W. Eggers, Jr.

STATE OF INDIANA        )  
  ) SS:  
COUNTY OF LAKE        )



PROPERTY TAXATION SUBJECT  
TO LOCAL ACCEPTANCE FOR TRANSFER

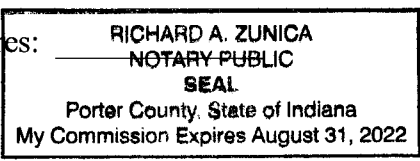
DEC 30 2014

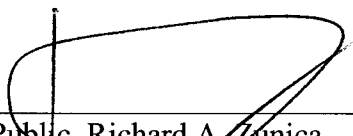
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

**017404**

Before me, the undersigned, a Notary Public in and for said County and State, this 23 day of December, 2014, personally appeared Henry W. Eggers, Jr. and acknowledged the execution of the foregoing Deed. In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:



  
Notary Public, Richard A. Zunica  
Resident of Porter County,  
State of Indiana

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law and this document was prepared by Attorney Marc Donaldson #4709-45 7320 S. 350 W, Morocco, IN 47063 14-21024M NWIT

18  
AD  
NWIT  
ck-1185

**NORTHWEST INDIANA TITLE**  
101 E. 90TH DRIVE  
SUITE C  
MERRILLVILLE, IN 46410  
219-755-0100

# EXHIBIT A

## LEGAL DESCRIPTION

### PARCEL I:

PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 29, 881.99 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER THEREOF; THENCE NORTH 00 DEGREES 06 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 29, A DISTANCE OF 441.85 FEET; THENCE EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 481 FEET TO THE CENTER LINE OF MARSHALL STREET; THENCE SOUTH 20 DEGREES 57 MINUTES 21 SECONDS WEST, ALONG SAID CENTER LINE, A DISTANCE OF 474.81 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 35 SECONDS WEST, A DISTANCE OF 334.87 FEET TO THE POINT OF BEGINNING.

### PARCEL II:

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 30, 881.99 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 06 MINUTES 33 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 441.85 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH 89 DEGREES 26 MINUTES 25 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 250 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 33 SECONDS EAST, A DISTANCE OF 441.86 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 35 SECONDS EAST, A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING.

### PARCEL III:

PART OF THE SE1/4, NE1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND P.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SE1/4, NE1/4 OF SAID SECTION 30 AND 250 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 26 MINUTES 25 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 725.09 FEET MORE OR LESS TO A POINT 351.99 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 05 MINUTES 28 SECONDS WEST, 228.88 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 25 SECONDS EAST, 725.02 FEET MORE OR LESS TO A POINT 250.0 FEET WEST OF THE EAST LINE OF SAID SECTION 30; THENCE NORTH 00 DEGREES 06 MINUTES 33 SECONDS EAST 228.88 FEET TO THE POINT OF BEGINNING.