

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 030590

2015 MAY 19 AM 9:03

MICHAEL B. BROWN
RECORDER

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LIMITED WARRANTY DEED

(Parcel No. 27-17-0013-0065/49-09-29-431-004.000-018)

THIS INDENTURE WITNESSETH, That Equity Trust Company, Custodian FBO Z130077, IRA ("Grantor"), CONVEYS AND WARRANTS to Ryan E. Sweeney and Sherry L. Sweeney, husband and wife ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, State of Indiana:

Parcel 1:

Part of the West Half of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 29, Township 36 North, Range 7 West of the Second Principal Meridian, in the City of Hobart, Lake County, Indiana described as follows:

Beginning at a point 33 feet East and 218 feet North of the Southwest Corner of said West Half of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 29; thence North parallel with the West line thereof, 105.00 feet; thence East; parallel with the South line thereof, 78.5 feet; thence South, parallel with the West line thereof 105.00 feet; thence West, parallel with the South line thereof 78.5 feet to the point of beginning.

Parcel 2:

The East 3 feet of the West 33 feet lying West and adjacent to Parcel 1 described above, in the West Half of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 29, Township 36 North, Range 7 West of the Second Principal Meridian, Lake County, Indiana.

The address of such real estate is commonly known as 209 North Liberty Street, Hobart, Indiana 46342.

Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent; and subject to rights of way for roads and such matters as would be disclosed by an accurate survey and inspection of the real estate.

Grantor, as its sole warranty herein warrants to Grantee and its successors and assigns, that Grantor will forever defend title to the real estate (subject, however, to the foregoing exceptions) against the claims of all persons claiming by, through, or under Grantor, but against none other, which claims are based upon matters occurring subsequent to Grantor's acquisition of the real estate.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAY 18 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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etc. 87463887
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Grantor, without warranting the existence of any such rights, also quitclaims to Grantee any right Grantor may possess with respect to any representation, warranty, including warranties of title, covenant or other obligation running to Grantor and touching and concerning the real estate.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she has been fully empowered, by proper action of the governing body of Grantor, to execute and deliver this deed.

IN WITNESS WHEREOF, Grantor has executed this deed this 7 day of May, 2015

GRANTOR: Equity Trust Company, Custodian FBO Z130077, IRA

By: Jeffery F. Bartlett

Printed: Jeffery F Bartlett
Corporate Alternate Signer

Title: _____

STATE OF Ohio)
COUNTY OF Cuyahoga) SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Jeffery F. Bartlett, the **CORP-ALT SIGNER** of Equity Trust Company, Custodian FBO Z130077, IRA, who acknowledged the execution of the foregoing Limited Warranty Deed for and on behalf of Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 7 day of May, 2019.

My Commission Expires: Dec. 25, 2019

[Signature]

Notary Public
MONICA KETCHAM



MONICA KETCHAM
Notary Public, State of Ohio
My Commission Expires
December 25, 2019

Printed

Resident of Lorain County

This instrument was prepared by Robert A. Hicks, Attorney at Law, HALL, RENDER, KILLIAN, HEATH & LYMAN, P.C., One American Square, Suite 2000, Box 82064, Indianapolis, Indiana 46282.

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. Robert A. Hicks

Grantee's mailing address is: 209 N. Liberty Street, Hobart IN 46342

Tax mailing address is: Same

After recording, return to: Same

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