

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2015 031981

2015 MAY 26 AM 10: 20

MICHAEL B. BROWN RECORDER

1501574

## WARRANTY DEED

Tax ID No.: 45-19-13-451-001.000-007

THIS INDENTURE WITNESSETH, That John C. Brill and Sandra E. Brill, Husband and Wife (Grantor) CONVEY(S) AND WARRANT(S) to Derek N. Diehl and Rachel Krabbe, Joint Tenants with Rights of Survivorship (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, State of Indiana:

SEE ATTACHED EXHIBIT "A"

Property Address: 5509 W. 171st Ave., Lowell, IN 46356

Subject to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

IN WITNESS WHEREOF, Grantor has executed this deed on the 19th day of May, 2015. Document is the property of John C. Bak the Lake County Receptiler! STATE OF INDIANA ) SS. COUNTY OF LAKE Before me, a Notary Public in and for said County and State, personally appeared John C. Brill and Sandra E. Brill, husband and wife who acknowledged the execution of the foregoing deed. Witness my hand and notarial seal on the 19th day of Ma DEBRA LÈWIS Notary Public - Sea State of Indiana County La Porte County My Commission Expires Aug 21,

Prepared by: Dena Phillips Farling for the benefit of Chicago Title Company LLC

Grantee's Address and Tax Billing Address: 5509 W. 171st Ave., Lowell, IN 46356

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. Debra Lewis

Return to: Grantee, 5509 W. 171st Avenue, Lowell, IN 46356

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

MAY 2 2 2015

JOHN E. PETALAS LAKE COUNTY AUDITOR

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PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2ND P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER QUARTER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE THEREOF 863.16 FEET, TO AN IRON ROD AT THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 11 MINUTES 45 SECONDS EAST 445.70 FEET TO AN IRON ROD; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 470 FEET MORE OR LESS TO THE WEST LINE OF SAID QUARTER QUARTER; THENCE NORTH ALONG SAID WEST LINE 445.70 FEET MORE OR LESS TO THE NORTH LINE THEREOF; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE 472.13 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA.

