

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 068445

2015 OCT -6 AM 10:24

MICHAEL B. BROWN
RECORDER

Mail tax bills to:
1122 HIGHWAY 330
GRIFFITH, IN 46319

Parcel No. 45-11-11-476-034.000-032

WARRANTY DEED

THIS INDENTURE WITNESSETH, That JERRY L. POWELL ("Grantors")

of LAKE County in the State of Indiana

CONVEY (S) AND WARRANT (S) TO BRION J. GROOMS ("Grantee")

of LAKE County in the State of Indiana

in consideration of One Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 1745 FAIRBANKS, GRIFFITH, IN 46319
Grantee's address is: 1122 Highway 330, Griffith, IN 46319

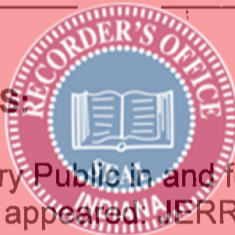
Subject to: Taxes for 2014 and subsequent years, building lines, covenants and restrictions.

Dated this 25th day of September, 2015.

NORTHWEST INDIANA TITLE
162 WASHINGTON STREET
LOWELL, IN 46356
219-696-0100

Jerry L. Powell
JERRY L. POWELL,

State of Indiana County of Lake SS



Before me, the undersigned, a Notary Public in and for said County and State, this 25th day of September, 2015, personally appeared JERRY L. POWELL and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Katreena C. Guggerty
KATREENA C. GUGGERTY, Notary Public

My commission expires: 1-20-22
County of residence: LAKE

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.

Richard A. Zunica
Richard A. Zunica

This instrument prepared by: Attorney Richard A. Zunica, 162 Washington St., Lowell, In 46356
File No. 15-21648-B/sd/cash

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

OCT 05 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

22114

AMOUNT \$ 18-00
CASH _____ CHARGE _____
CHECK # 2364
OVERAGE _____
COPY _____
NON-COM _____
CLERK *M*

PARCEL I:

PART OF THE SE 1/4, SE 1/4 SECTION 11, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND P.M., DESCRIBED AS: BEGINNING ON THE SOUTH LINE OF SAID SECTION 11 AND 165 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 11 561.79 FEET TO A POINT 603.33 FEET WEST OF THE SOUTHWEST CORNER OF THE SE 1/4, SE 1/4 OF SAID SECTION 11; THENCE NORTH PARALLEL TO THE WEST LINE OF THE SE 1/4, SE 1/4 OF SAID SECTION 11 A DISTANCE OF 413.73 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF 561.62 FEET TO A LINE 165.00 FEET WEST OF THE EAST LINE OF SAID SECTION 11; THENCE SOUTH PARALLEL TO SAID EAST LINE 413.73 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA.

PARCEL II:

PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE 851.91 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE 457.63 FEET TO A POINT, SAID POINT BEING 20 FEET WEST OF THE NORTHEAST CORNER AND ON THE CENTER LINE OF A DRAINAGE DITCH AS LOCATED JULY 15, 1940; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID DITCH 596.41 FEET TO THE CENTER LINE OF THE OLD LINCOLN HIGHWAY (NOW HIGHWAY NO. 330) AS LOCATED JULY 15, 1940; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID HIGHWAY, 93.16 FEET; THENCE NORTHEASTERLY 274.14 FEET TO THE PLACE OF BEGINNING.

