

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 OCT -6 AM 10:24

MICHAEL B. BROWN  
RECORDER

2015 068447

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

Parcel No. 45-11-14-226-004.000-032

### 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  
**This Document is the property of the Lake County Recorder!**

Commonly known as and Grantee's address: 1122 E 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.

*Jerry L. Powell*  
JERRY L. POWELL

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



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 , 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  
NOTARY PUBLIC - OFFICIAL SEAL  
State of Indiana, Lake County  
My Commission Expires Jan. 20, 2022

*Katreena L. Guggerty*  
Katreena L. 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

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

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

OCT 05 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

22116

AMOUNT \$ 15.00  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 2364  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON - COM \_\_\_\_\_  
CLERK M-e

PARCEL I:

THE EAST 1/2 ACRE OF THE WEST 2 ACRES OF THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION OF 14, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND P.M., LYING IMMEDIATELY NORTH OF THE CENTER LINE OF THE OLD LINCOLN HIGHWAY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 578.2 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, TOWNSHIP 35 NORTH RANGE 9 WEST OF THE 2ND P.M., IN LAKE COUNTY, INDIANA; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 112.9 FEET; THENCE SOUTH AT RIGHT ANGLES WITH THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 222.93 FEET TO THE CENTER LINE OF THE OLD LINCOLN HIGHWAY; THENCE WESTERLY ON A CURVE CONCAVE TO THE NORTHEAST ALONG THE CENTER LINE OF THE OLD LINCOLN HIGHWAY WITH A RADIUS OF 976.09 FEET A DISTANCE OF 122.38 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE NORTH EAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, A DISTANCE OF 169 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL II:

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND P.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID ONE-HALF QUARTER SECTION 691.17 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH AT RIGHT ANGLES WITH THE NORTH LINE OF SAID ONE-HALF QUARTER SECTION 222.93 FEET TO THE CENTER LINE OF THE OLD LINCOLN HIGHWAY (NOW U.S. #330) AS LOCATED JULY 15, 1940; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID HIGHWAY 17.62 FEET, MORE OR LESS, TO A POINT 95.16 FEET NORTHWESTERLY, MEASURED ALONG SAID CENTER LINE, FROM THE INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF A DRAINAGE DITCH AS LOCATED JULY 15, 1940; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, WHICH IS 851.91 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST ALONG SAID NORTH LINE 160.81 FEET TO THE POINT OF BEGINNING.

