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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 071010

2015 OCT 20 AM 9:41

MICHAEL B. BROWN  
RECORDER

Prepared By:  
Certified Document Solutions  
c/o Attorney Margaret C. Daun  
17345 Civic Drive, Unit 1961  
Brookfield, WI 53045

After Recording Return To:  
Linear Title & Closing  
127 John Clarke Road  
Middletown, RI 02842

Return to and mail tax statements to Grantee at:  
John E. Duncan Jr. and Tammie S. Duncan  
51 Fraser Lane  
Hobart, IN 46342  
File Number: MLA-455774-P

Property Tax ID#: 45-09-28-377-007.000-018



This indenture made on this 30 day of Sept. 2015 witnesseth that **JOHN E. DUNCAN AND PEGGY L. DUNCAN, HUSBAND AND WIFE**, whose address is 51 Fraser Lane, Hobart, IN 46342, convey and warrant to **JOHN E. DUNCAN JR. AND TAMMIE S. DUNCAN, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY**, whose address is 51 Fraser Lane, Hobart, IN 46342, for and in consideration of \$144,500.00 and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate located in Lake County in the State of Indiana to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTY ADDRESS: 51 Fraser Lane, Hobart, IN 46342

Subject to all easements and rights of way of record, if any.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

Grantor certifies that the above described real estate is not "property" as defined in I.C. 13-7-22.5-6. It has not been used as a landfill or dump, contains no underground storage tank(s) and contains no hazardous wastes. Thus, no disclosure statement, as required by I.C. 13-7-22.5-1 et seq. is required.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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.

Danielle Sheets  
Signature

Danielle Sheets  
Printed Name

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

OCT 16 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

E \$20.00  
M-C  
04908 # 123403

In witness whereof, Grantor has executed this deed this 30 day of Sept, 2015

John E. Duncan  
John E. Duncan

Peggy L. Duncan  
Peggy L. Duncan

STATE OF IN  
COUNTY OF Lake

**Document is NOT OFFICIAL!**

Before me, the undersigned, a Notary Public, in and for said County and State, this 30 day of Sept 2015,  
John E. Duncan and Peggy L. Duncan, said person(s) being over the age of 18 years,  
and acknowledged the execution of the foregoing instrument.

Kelsey L. Perry  
Notary Public  
Printed Name: Kelsey L. Perry  
My Commission Expires: 03 Sept 2020  
A Resident of Porter County, Indiana



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, CITY OF HOBART, STATE OF INDIANA, AND IS DESCRIBED AS FOLLOWS:

A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND P.M. DESCRIBED AS BEGINNING AT A POINT 176 FEET EAST AND 560 FEET NORTH OF SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, THENCE EAST 165 FEET; THENCE NORTH 85 FEET; THENCE WEST 165 FEET; THENCE SOUTH 85 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA, EXCEPTING THEREFROM THE WEST 25 FEET CONVEYED TO THE CITY OF HOBART, INDIANA.

PARCEL ID #45-09-28-377-007.000-018

THIS BEING THE SAME PROPERTY CONVEYED TO JOHN E. DUNCAN AND PEGGY L. DUNCAN, HUSBAND AND WIFE FROM SHIRLEY H. MCCARTY IN A DEED DATED APRIL 25, 1991 AND RECORDED APRIL 30, 1991, AS INSTRUMENT NO. 91020630.

PROPERTY COMMONLY KNOWN AS: 51 FRASER LANE HOBART, IN 46342

