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2016 JAN -6 PM 12:55

MICHAEL B. BROWN  
RECORDER  
WARRANTY DEED

TAX: I.D. NO. 45-07-15-102-001.000-023

THIS INDENTURE WITNESSETH, That BRIAN W. NELSON, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to MICHAEL A. ESCOBAR AND ROSE MARIE ESCOBAR, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, of LAKE County in the State of INDIANA, (GRANTEES), in consideration of One Dollar (\$1.00) 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:

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID 1/4 1/4 SECTION AND 548.7 FEET SOUTH OF THE NORTH LINE THEREOF; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID 1/4 1/4 SECTION 165.0 FEET; THENCE NORTH PARALLEL TO SAID WEST LINE 54.72 FEET, MORE OR LESS TO THE CENTER LINE OF BLACK OAK ROAD; THENCE NORTHWESTERLY ALONG SAID CENTER LINE 191.58 FEET, MORE OR LESS TO THE WEST LINE OF 1/4 1/4 SECTION, THENCE SOUTH ALONG SAID WEST LINE 150 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, EXCEPT THEREFROM THE SOUTHERLY 10 FEET OF THE NORTHERLY 30 FEET BY PERPENDICULAR MEASUREMENT FROM THE CENTER LINE OF ORCHARD DRIVE.

Commonly known as: 7339 PARRISH AVENUE, HAMMOND, IN 46323

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2015 TAXES PAYABLE 2016, AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 10 day of December, 2015

*Brian W Nelson*  
BRIAN W. NELSON

STATE OF IN  
COUNTY OF Lake

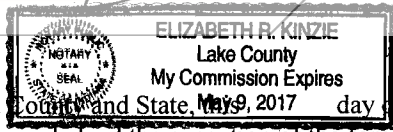
SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 10 day of December, 2015, personally appeared: BRIAN W. NELSON and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 5/9/17  
Resident of Lake County

Signature *Elizabeth R. Kinzie*  
Printed \_\_\_\_\_, Notary Public

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ SS:



Before me, the undersigned, a Notary Public in and for said County and State, \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared: \_\_\_\_\_ and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: \_\_\_\_\_  
Resident of \_\_\_\_\_ County

Signature \_\_\_\_\_  
Printed \_\_\_\_\_, Notary Public

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

This instrument prepared by: MATTHEW W. DEULLEY, Attorney at Law, ID No. 27813-45  
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

JAN 04 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

RETURN DEED TO: GRANTEES  
GRANTEE STREET OR RURAL ROUTE ADDRESS: 7339 PARRISH AVENUE, HAMMOND, IN 46323  
SEND TAX BILLS TO: GRANTEES

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.

*Matthew W. Deulley*  
Signature of Preparer

*Elizabeth R. Kinzie*  
Printed Name of Preparer

LAKE COUNTY RECORDER  
ID: 158801

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