

2016 006257

2016 JAN 28 AM 9:01

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

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THIS INDENTURE WITNESSETH, that

Rudolfo R Ortiz and Laura R Hernandez, husband and wife, ("Grantor(s)")

CONVEYS AND WARRANTS TO

Michael Switzer and Emily Switzer, Husband and Wife("Grantee(s)"),

for the sum of Ten Dollars and zero cents (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Part of Lot 23 in White Oak Estates of Highland, Block 5, an Addition to the Town of Highland, as per plat thereof, recorded in Plat Book 83 page 81 in the Office of the Recorder of Lake County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of said Lot 23; thence North 88 degrees 29 minutes 28 seconds West, along the South line of said Lot 23, a distance of 106.49 feet, to the point of beginning; thence North 31 degrees 20 minutes 22 seconds West, a distance of 135.02 feet, to the Northerly line of said Lot 23; thence North 58 degrees 39 minutes 38 seconds East, along said Northerly line, a distance of 20.00 feet, to a point of curve; thence Easterly along said curve, concave to the South, having a radius of 37.50 feet, an arc distance of 33.11 feet; thence South 70 degrees 44 minutes 58 seconds East, along said Northerly line, a distance of 74.63 feet, to the Northeast corner of said Lot 23; thence South 19 degrees 15 minutes 02 seconds West, along the East line of said Lot 23, a distance of 110.47 feet, to the Southeast corner of said Lot 23; thence South 88 degrees 29 minutes 28 seconds West, along the South line of said Lot 23, a distance of 12.90 feet to the point of beginning.

Property Address: 2022 Wildwood Cir., Highland, IN 46322

Tax ID #: 45-07-32-253-002.000-026

Subject to the following:

- (a) Any and all easements, encumbrances, covenants, restrictions, conditions, rights-of-way and other matters of record;
- (b) Zoning ordinances and other governmental restrictions affecting the use of the real estate;
- (c) Current real estate taxes and assessments not delinquent and all real estate taxes and assessments arising hereafter; and
- (d) Any and all matters which would be disclosed by a current and accurate survey of the real estate.

IN WITNESS WHEREOF, Grantors have executed this Deed this 22nd day of January, 2016.

Rudolfo R. Ortiz
Rudolfo R Ortiz

Laura R Hernandez
Laura R Hernandez

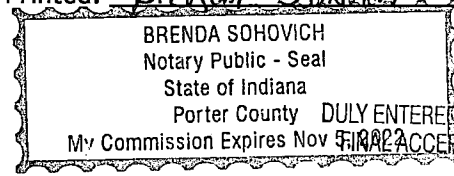
COUNTY OF LAKE, STATE OF INDIANA SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 22nd day of January, 2016 personally appeared Rudolfo R Ortiz and Laura R Hernandez, husband and wife, who acknowledged the execution of the foregoing Deed as their free and voluntary act.

My Commission Expires: 11/15/2022
Resident of: Porter County of: IN

Signed: [Signature]
Printed: Brenda Soho

Liberty Title & Escrow
7815001334



JAN 28 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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Redaction Statement: 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. Lisa Palmer

This instrument prepared by: Phillip A. Norman, Esq., 2110 N. Calumet Ave., Valparaiso, IN 46383

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