

2016 014764

2016 MAR 11 AM 11:57

MICHAEL 3. 680WN RECORDER

## WARRANTY DEED

1600842

THIS INDENTURE WITNESSETH, That James Mark Beach and Sheryl R. Beach, Husband and Wife (Grantor) CONVEY(S) AND WARRANT(S) to The Frances M. Marrs Family Living Trust Dated July 3, 2013 (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, State of Indiana:

## SEE ATTACHED EXHIBIT "A"

Property Address: 1643 Flag Ct, Crown Point, IN 46307

Tax ID No.: 45-11-24-355-016.000-036

Subject to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

IN WITNESS WHEREOF, Graptor has executed this deed on the 3rd day of March, 2016.

NOT OFFICIAL!

James Mark Beach

his Document is the property of the Lake County Recorder!

STATE OF INDIANA

COUNTY OF PORTER Land

) SS

Before me, a Notary Public in and for said County and State, personally appeared James Mark Beach and Sheryl R. Beach, Husband and Wife, who acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal on the 3rd day of March, 2016.

Notary Public Seal
State of Indiana
Lake County
My Commission Expires Nov 3, 2022

Notary Public Karen Craig Resident of Lake County My Commission expires: Nov. 4, 2022

Prepared by: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 1643 Flag Court, Crown Point, In 46307

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 Dena Phillips Farling. File No. 1600842

MAR TO TOR TRANSPORT

011647

1350200 Ass

PART OF LOT 47 IN BURGE ESTATES, UNIT 3, AN ADDITION TO THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 85, PAGE 68, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 47, THENCE EAST ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 60 FEET, AN ARC LENGTH OF 31.22 FEET (THE CHORD OF WHICH BEARS NORTH 88 DEGREES 49 MINUTES 04 SECONDS EAST, A CHORD DISTANCE OF 30.76 FEET), THENCE SOUTH 16 DEGREES 04 MINUTES 22 SECONDS EAST, A DISTANCE OF 126.57 FEET TO THE SOUTH LINE OF SAID LOT 47, THENCE SOUTH 89 DEGREES 11 MINUTES 06 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 64.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 47, THENCE NORTH 00 DEGREES 48 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 47, A DISTANCE OF 121.91 FEET TO THE POINT OF BEGINNING, ALONG THE TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA.

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