

2016 019898

2016 MAR 31 AM 9:14

MICHAEL B. BROWN
RECORDER

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WARRANTY DEED

This indenture witnesseth that **LAURA WAHID n/k/a LAURA FARAJ** and **MARWAN WAHID, as joint tenants with full rights of survivorship**, of Lake County, Indiana, convey and warrant to **AARON T. SABERS** and **KATHERINE M. SABERS, husband and wife, as tenants by the entireties**, of Lake County, Indiana, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Lot 69, Summertree, Phase One, an Addition to the City of Crown Point, as per plat thereof, recorded in Plat Book 99, page 48, in the Office of the Recorder of Lake County, Indiana.

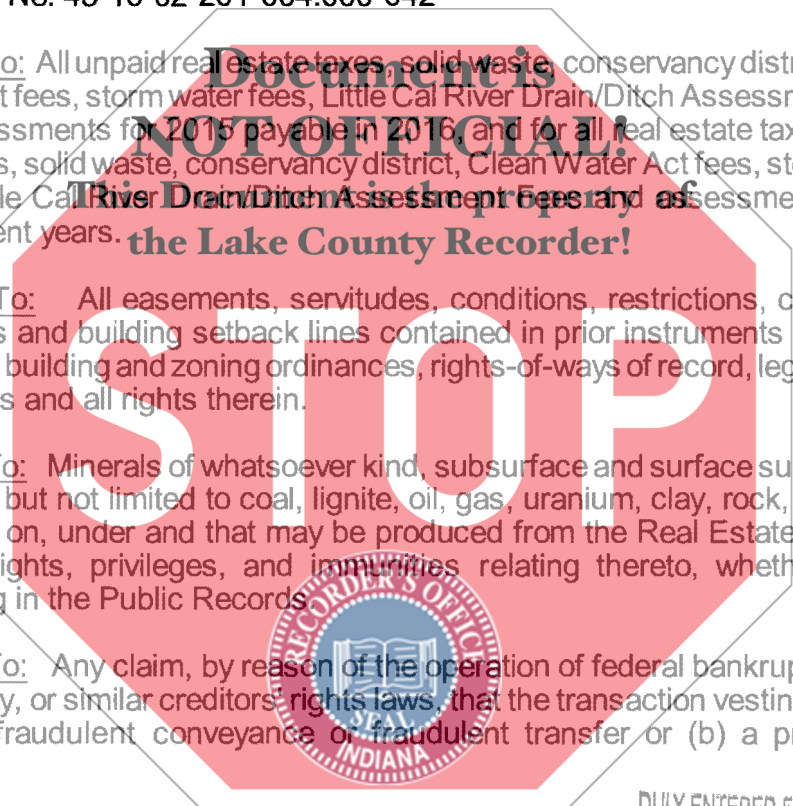
Commonly known as 10155 California Court, Crown Point, IN 46307
Parcel ID No. 45-16-02-201-004.000-042

Subject To: All unpaid real estate taxes, solid waste, conservancy district, Clean Water Act fees, storm water fees, Little Cal River Drain/Ditch Assessment Fees and assessments for 2015 payable in 2016, and for all real estate taxes, storm water fees, solid waste, conservancy district, Clean Water Act fees, storm water fees, Little Cal River Drain/Ditch Assessment Fees and assessments for all subsequent years.

Subject To: All easements, servitudes, conditions, restrictions, covenants, limitations and building setback lines contained in prior instruments of record, and for all building and zoning ordinances, rights-of-ways of record, legal ditches and drains and all rights therein.

Subject To: Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Real Estate, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Subject To: Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title is (a) a fraudulent conveyance or fraudulent transfer or (b) a preferential transfer.



Liberty Title & Escrow
T8V16001549

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAR 31 2016

MICHAEL B. BROWN
LAKE COUNTY RECORDER

21467

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LT
DN

Subject To: Covenants, conditions, and restrictions contained in the Plat of Summertree, Phase One, an Addition to the City of Crown Point, Lake County, Indiana, recorded in Plat Book 99, page 48, which appear of record.

Subject To: Covenants, conditions, and restrictions in Declaration of Covenants Conditions and Restrictions for Summertree Estates, filed for record July 19, 2007, in Instrument No. 2007 058785, Declarations of Covenants recorded in Instrument No. 2006-084540 and as amended in First Amendment to Declaration of Covenants, Conditions, and Restrictions for Summertree Paired Villas, dated December 27, 2007, filed for record January 11, 2008, in Instrument No. 2008 002826 and as amended by Amendment No. 1 to Declaration of Covenants, Conditions and Restrictions for Summertree Estates, filed for record June 30, 2015, in Instrument No. 2015 040413.

Subject To: Terms and provisions of a Sewer Installation Reimbursement Agreement made by and between Town of Winfield, an Indiana municipal corporation and Double Tree Lakes Estates, L.L.C. an Indiana limited liability company, dated December 18, 2007, filed for record January 4, 2008 in Instrument No. 2008 000789.

Subject To: A 30 foot building line affecting the West 30 feet of the land, as shown and granted on the plat of subdivision.

Subject To: A 15 foot utility easement affecting the East 15 feet of the land, as shown and granted on the plat of subdivision.

Subject To: Reservations, leases or exceptions for minerals or mineral rights, if any, which appear of record.

Subject To: Right, title and interest, if any, of owner of property adjoining on the East, by reason of the fence encroaching on our land and the land between the fence and the East property line, and those claiming through said owner, by adverse possession.

Grantee's Address: Aaron T. Sabers and Katherine M. Sabers
10155 California Ct.
Crown Point, IN 46307

Mail Tax Bills To:

Aaron T. Sabers - Katherine M. Sabers
10155 California Ct.
Crown Point IN 46307

Dated this 22nd day of March, 2016.

Laura Faraj
LAURA WAHID n/k/a LAURA FARAJ

MARWAN WAHID
MARWAN WAHID

STATE OF IN)
COUNTY OF Lake) SS:

Before me, a Notary Public in and for said County and State, personally appeared **Laura Wahid n/k/a Laura Faraj** who acknowledged the execution of the foregoing Deed.

WITNESS my hand and Notarial Seal this 22nd day of March, 2016.

My Commission Expires: 11-11-17
County of Residence: Porter

Marguerite McDonald
Notary Public
Printed Name: Marguerite McDonald

MARGUERITE MCDONALD
NOTARY PUBLIC
SEAL
STATE OF INDIANA
MY COMM. EXP. 11-11-17

STATE OF IN)
COUNTY OF Lake) SS:

Before me, a Notary Public in and for said County and State, personally appeared **Marwan Wahid** who acknowledged the execution of the foregoing Deed.

WITNESS my hand and Notarial Seal this 22nd day of March, 2016.

My Commission Expires: 11-11-17
County of Residence: Porter

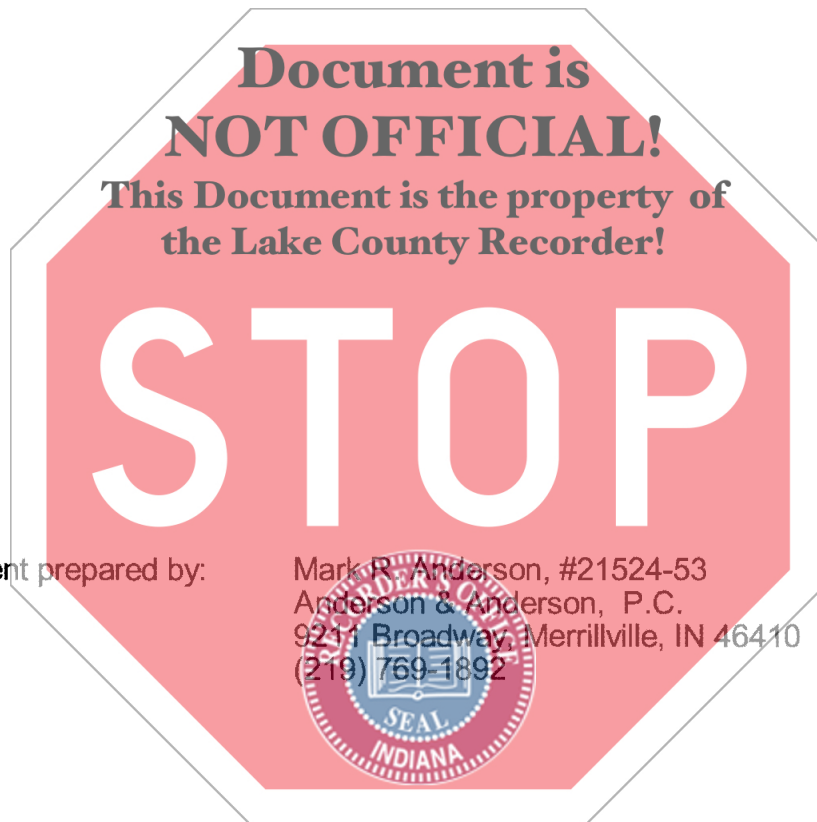
Marguerite McDonald
Notary Public
Printed Name: Marguerite McDonald

MARGUERITE MCDONALD
NOTARY PUBLIC
SEAL
STATE OF INDIANA
MY COMM. EXP. 11-11-17



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.

/s/ Mark R. Anderson _____



This instrument prepared by:

Mark R. Anderson, #21524-53
Anderson & Anderson, P.C.
9214 Broadway, Merrillville, IN 46410
(219) 769-1892