

2016 048581

2016 AUG -1 AM 9:30

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-07-31-380-003.000-027

THIS INDENTURE WITNESSETH, That **KAREN I. REED**, (GRANTOR), of **LAKE** County in the State of **INDIANA**, CONVEYS AND WARRANTS to **EDWARD KNIGHT AND ERIC J. KNIGHT AND MICHELLE LYNNE KNIGHT, HUSBAND AND WIFE, ALL AS 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:

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

PART OF LOT 1, COBBLESTONES TOWN HOMES, PHASE ONE, AN ADDITION TO THE TOWN OF MUNSTER, AS RECORDED IN PLAT BOOK 75 PAGE 40, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA* MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT, THENCE SOUTH 01 DEGREES 21 MINUTES 22 SECONDS EAST ALONG THE EASTERLY FINE OF SAID LOT, A DISTANCE OF 70.00 FEET TO A POINT OF CURVE ON SAID EASTERLY LINE, THENCE SOUTHWESTERLY ALONG THE CURVED EASTERLY LINE OF SAID LOT, BEING A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 213:3; FEET, AN ARC DISTANCE OF 13.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ALONG SAID CURVED EASTERLY LINE, AN ARC DISTANCE OF 30.19 FEET, THENCE SOUTH 87 DEGREES 32 MINUTE 28 SECONDS WEST, A DISTANCE OF 182.02 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT; THENCE NORTH 45 DEGREES 40 MINUTES 16 SECONDS WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 39.93 FEET TO THE SOUTH WEST CORNER OF SAID LOT; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 1.03 FEET; THENCE NORTH 87 DEGREES 32 MINUTES 28 SECONDS EAST, A DISTANCE OF 213 25 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: **954 CORNWALLIS LANE, MUNSTER, INDIANA, 46321**

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2015 TAXES PAYABLE 2016, 2016 TAXES PAYABLE 2017 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

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

Dated this 22 day of July, 2016

K. Reed
KAREN I. REED

STATE OF INDIANA, COUNTY OF Lake

Before me, the undersigned, a Notary Public in and for said County and State, this 22 day of July, 2016 personally appeared: **KAREN I. REED** 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 [Signature]
Printed _____, Notary Public

This instrument prepared by: **MATTHEW W. DEULLEY, Attorney at Law, ID No. 2780145**
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company

ELIZABETH R. KINZIE
Lake County
My Commission Expires
May 9, 2017

RETURN DEED TO: **GRANTEES**
GRANTEE STREET OR RURAL ROUTE ADDRESS: **954 CORNWALLIS LANE, MUNSTER, INDIANA, 46321**
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.

Signature of Preparer [Signature]
Printed Name of Preparer Elizabeth Kinzie

014191

COMMUNITY TITLE COMPANY
FILE NO 1610168



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
JUL 29 2016
JOHN E. PETALAS
LAKE COUNTY AUDITOR

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