

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 054446

2016 AUG 10 AM 10:48

MICHAEL B. BROWN  
RECORDER

Tax ID Number(s):	
State ID Number Only	45-15-22-389-011.000-014
State ID Number Only	45-15-22-389-005.000-014
State ID Number Only	45-15-22-389-006.000-014
State ID Number Only	45-15-22-389-012.000-014
State ID Number Only	45-15-22-389-013.000-014

**WARRANTY DEED**

THIS INDENTURE WITNESSETH THAT

Phillip L. Skaggs and Elizabeth A. Skaggs

**Document is NOT OFFICIAL!**

CONVEY(S) AND WARRANT(S) TO

Michael Trnka and Leanna Thomas

for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

**This Document is the property of the Lake County Recorder!**

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this deed this 3rd day of August, 2016.

*Phillip L. Skaggs*  
Phillip L. Skaggs

*Elizabeth A. Skaggs*  
Elizabeth A. Skaggs



DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

AUG 08 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

014481

MTC File No.: 16-19849 (WD)

Page 1 of 4

HOLD FOR MERIDIAN TITLE CORP

22-  
MT  
am

State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Phillip L. Skaggs and Elizabeth A. Skaggs** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 3rd day of August, 2016.

My Commission Expires: 10-2-2017

Signature of Notary Public

Paula Barrick

Printed Name of Notary Public

Lake IN

Notary Public County and State of Residence

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**This instrument was prepared by:**

Debra A. Guy, Attorney-at-Law, IN #24473-71 MI #P69602  
202 S. Michigan Street, Ste. 300, South Bend, IN 46601

**Property Address:**

9005 West 133rd Avenue  
Cedar Lake, IN 46303

**Grantee's Address and Mail Tax Statements To:**

9005 West 133rd Avenue  
Cedar Lake, IN 46303

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. Debra A. Guy



**EXHIBIT A**

Parcel I:

PART OF LOT 3, IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH RANGE 9 WEST, OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE SOUTH 89 DEGREES 26 MINUTES 32 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 22 A DISTANCE OF 1839.33 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 28 SECONDS EAST, 266.80 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL; THENCE NORTH 30 DEGREES 33 MINUTES 15 SECONDS WEST, 177.50 FEET; THENCE NORTH 76 DEGREES 40 MINUTES 58 SECONDS EAST, 164.24 FEET, MORE OR LESS, TO THE EASTERLY LINE OF THE ABANDONED MONON RAILROAD RIGHT-OF-WAY; THENCE SOUTH 18 DEGREES 23 MINUTES 54 SECONDS EAST, 160.68 FEET ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 72 DEGREES 22 MINUTES 28 SECONDS WEST, 126.23 FEET TO THE POINT OF BEGINNING.

Parcel II:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON ROD AT INTERSECTION OF WESTERLY RIGHT-OF-WAY LINE OF CHICAGO, INDIANAPOLIS AND LOUISVILLE RAILROAD AND NORTH LINE OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE WEST 176.7 FEET TO IRON PIPE; THENCE SOUTHWESTERLY 192.10 FEET TO IRON PIPE IN CENTER LINE OF OLD ORIGINAL LAKE SIDE DRIVE; THENCE NORTHEASTERLY ON CENTER LINE OF SAID LAKE SIDE DRIVE 43.8 FEET TO IRON PIPE; THENCE SOUTHEASTERLY ALONG EASTERLY SIDE OF PUBLIC LANE WHICH IS 16.5 FEET WIDE, A DISTANCE OF 114.2 FEET TO IRON PIPE AT NORTHWEST CORNER OF TRACT DEEDED BY HOWARD MEYER TO HERMAN SCHUBERT AND RECORDED IN DEED RECORD 271 PAGE 557; THENCE NORTHEASTERLY 104 FEET TO IRON PIPE AT NORTHEAST CORNER OF SAID SCHUBERT TRACT AND ON WESTERLY RIGHT-OF-WAY LINE OF C.I. & L.R.R.; THENCE NORTHWESTERLY ON SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 120 FEET TO CENTER LINE OF SAID LAKE SIDE DRIVE; THENCE SOUTHWESTERLY ON CENTER LINE OF SAID LAKE SIDE DRIVE 20 FEET; THENCE NORTHWESTERLY ON WESTERLY RIGHT OF WAY OF SAID C.I. & L.R.R., 149.20 FEET TO BEGINNING; EXCEPT THAT PART LYING NORTH OF THE PRESENT CENTER LINE OF LAKE SIDE DRIVE, IN LAKE COUNTY, INDIANA.

Parcel III:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED RECORD 599, PAGE 583, IN THE OFFICE OF LAKE COUNTY RECORDER; THENCE NORTH 76 DEGREES 03 MINUTES EAST, DISTANCE OF 60.0 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF THE ABANDONED C.I. & L. RAILROAD RIGHT-OF-WAY LINE; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE CENTER LINE OF LAKE SIDE DRIVE; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE OF LAKE SIDE DRIVE TO THE WESTERLY LINE OF SAID RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.

THE ABOVE NOW DESCRIBED AS FOLLOWS BY SURVEY RECORDED IN BOOK 20, PAGE 5:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS EAST (ASSUMED BASIS OF BEARINGS FOR THIS DESCRIPTION) ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, 1839.33 FEET; THENCE NORTH 2 DEGREES 33 MINUTES 10 SECONDS EAST, 266.80 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHEASTERLY LINE OF A (1) ROD (16.5 FT) WIDE LANE AS DESCRIBED IN A DEED RECORDED FEBRUARY 18, 1885 IN DEED RECORD 38, PAGE 14 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTH 32 DEGREES 51 MINUTES 14 SECONDS WEST ALONG SAID NORTHEASTERLY LINE, 196.40 FEET TO A 5/8 INCH DIAMETER RE-BAR WITH A PLUMB, TUCKETT AND ASSOCIATES PLASTIC CAP (I.D. NO. 00-59) AT THE INTERSECTION WITH AN ASSUMED SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAKE SHORE DRIVE (133RD AVE); THENCE NORTH 55 DEGREES 28 MINUTES 18 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 174.21 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED CHICAGO, INDIANAPOLIS AND LOUISVILLE (MONON) RAILROAD RIGHT-OF-WAY AND AS MARKED BY A 5/8 INCH DIAMETER RE-BAR WITH A PLUMB, TUCKETT AND ASSOCIATES CAP (I.D. NO. 00-59); THENCE SOUTH 18 DEGREES 33 MINUTES 38 SECONDS EAST ALONG SAID FORMER EASTERLY RIGHT-OF-WAY LINE, 239.85 FEET; THENCE SOUTH 72 DEGREES 12 MINUTES 42 WEST, 119.01 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA.

Parcel IV:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS EAST (ASSUMED BASIS OF BEARINGS FOR THIS DESCRIPTION) ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, 1839.33 FEET; THENCE NORTH 2 DEGREES 33 MINUTES 10 SECONDS EAST, 266.80 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHEASTERLY LINE OF A (1) ROD (16.5 FT) WIDE LANE AS DESCRIBED IN A DEED RECORDED FEBRUARY 18, 1885 IN DEED RECORD 38, PAGE 14 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTH 72 DEGREES 12 MINUTES 42 SECONDS EAST, 119.01 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED CHICAGO, INDIANAPOLIS AND LOUISVILLE (MONON) RAILROAD RIGHT-OF-WAY; THENCE SOUTH 18 DEGREES 33 MINUTES 38 SECONDS EAST ALONG SAID FORMER EASTERLY RIGHT-OF-WAY LINE, 211.06 FEET TO A LINE THAT IS PARALLEL WITH AND NORTH 107.25 FEET AS MEASURED PERPENDICULAR FROM THE SAID SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 22; THENCE NORTH 89 DEGREES 35 MINUTES 50 SECONDS WEST ALONG SAID PARALLEL LINE 75.11 FEET TO SAID NORTHEASTERLY LINE OF THE 16.5 FOOT WIDE LANE; THENCE NORTH 32 DEGREES 51 MINUTES 14 SECONDS WEST ALONG SAID LINE, 194.27 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA.