

2016 054638

2016 AUG 11 AM 9:24

MICHAEL D BROWN
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH, that

Robert H. Sellers, ("Grantor(s)")

CONVEYS AND WARRANTS TO

Alan P. Whipps and Gretchen S. Cumings, As Tenants in Common ("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:

Parcel 1:

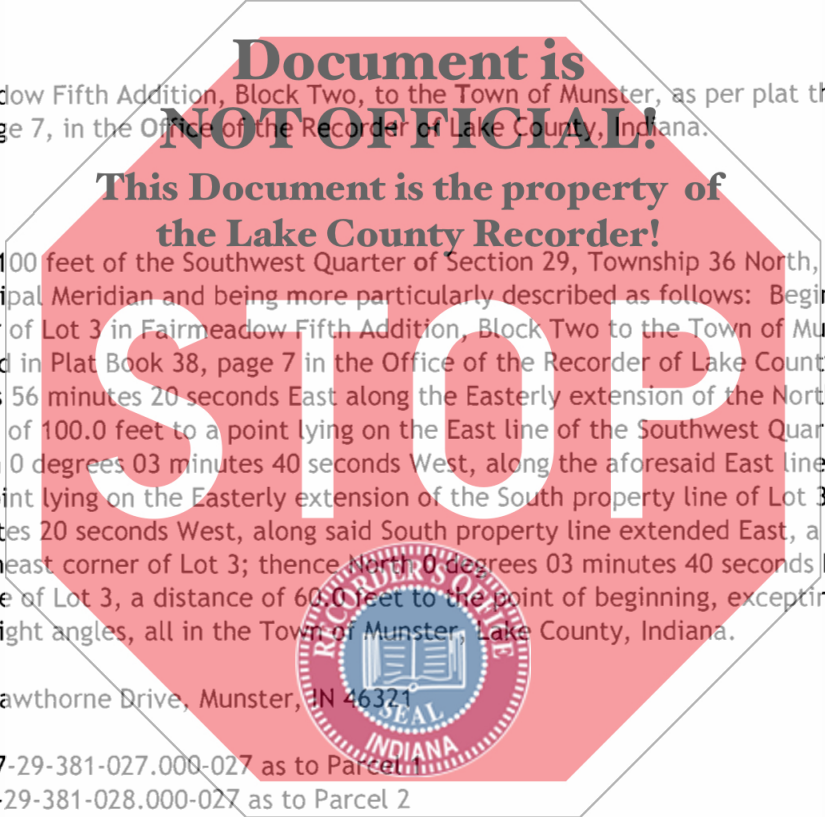
Lot 3 in Fairmeadow Fifth Addition, Block Two, to the Town of Munster, as per plat thereof, recorded in Plat Book 38, Page 7, in the Office of the Recorder of Lake County, Indiana.

Parcel 2:

Part of the East 100 feet of the Southwest Quarter of Section 29, Township 36 North, Range 9 West of the Second Principal Meridian and being more particularly described as follows: Beginning at the Northeast corner of Lot 3 in Fairmeadow Fifth Addition, Block Two to the Town of Munster, as per plat thereof, recorded in Plat Book 38, page 7 in the Office of the Recorder of Lake County, Indiana; thence South 89 degrees 56 minutes 20 seconds East along the Easterly extension of the North property line of Lot 3, a distance of 100.0 feet to a point lying on the East line of the Southwest Quarter of said Section 29; thence South 0 degrees 03 minutes 40 seconds West, along the aforesaid East line, a distance of 60.0 feet to a point lying on the Easterly extension of the South property line of Lot 3; thence North 89 degrees 56 minutes 20 seconds West, along said South property line extended East, a distance of 100.0 feet to the Southeast corner of Lot 3; thence North 0 degrees 03 minutes 40 seconds East, along the East property line of Lot 3, a distance of 60.0 feet to the point of beginning, excepting therefrom the East 50 feet by right angles, all in the Town of Munster, Lake County, Indiana.

Address: 9619 Hawthorne Drive, Munster, IN 46321

Parcel No.: 45-07-29-381-027.000-027 as to Parcel 1
45-07-29-381-028.000-027 as to Parcel 2



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.

014566

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 11 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Handwritten signature and initials, including the number '20' and a checkmark.

3

IN WITNESS WHEREOF, Grantors have executed this Deed this 5th day of August, 2016.

Robert H. Sellers
Robert H. Sellers

COUNTY OF Lake, STATE OF INDIANA SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 5th day of August, 2016 personally appeared Robert H. Sellers, As Tenants in Common, who acknowledged the execution of the foregoing Deed as their free and voluntary act.

My Commission Expires: 1-11-2023 Signed: [Signature]
Resident of: IN County of: Lake Printed: _____

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!



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
Grantee's & Mail tax bills to: 9619 Hawthorne Drive, Munster, IN 46321
Liberty Title File: T8V16002140-F



LEGAL DESCRIPTION

EXHIBIT "A"

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

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