

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 054755

2016 AUG 11 AM 10:26

MICHAEL B. BROWN  
RECORDER

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH**, that **DAVID GAINER and NICOLE GAINER, husband and wife, as tenants by the entireties**, do hereby convey and warrant to **DENNIS MOELLER**, of Lake County, Indiana, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following described real estate located in Lake County, Indiana, to-wit:

Being a part of the following described tract commonly known as 1318 213th Street, Dyer, Indiana: The East 200 feet of the West 1114.55 feet of the North 435 feet of that part of the East 7.70 acres of the Northwest Quarter and that part of the West Half of the Northeast Quarter of Section 7, Township 35 North, Range 9 West of the 2nd P.M. lying North of the North right-of-way line of the Joliet & Northern Indiana Railroad Company, in Lake County, Indiana; which part of said 200 foot wide tract is more particularly described as follows:

Commencing at a point on the North line of said Section 7 at the Northeast corner of said East 200 foot tract; thence South along the East line of said tract, 30.0 feet to a point on the South right-of-way line of 213th Street and the true point of beginning hereof; thence continuing South along the East line of the aforesaid 200 foot wide tract, 110.0 feet to a point; thence West at right angles to said East line 2.0 feet; thence Northerly 60.0 feet to a point 1.5 feet West of said East line; thence Northerly 50 feet, more or less, to the point of beginning.

Said parcel contains 142.55 square feet or 0.0033 acres, more or less of

Commonly known as: Part of 1318 213th Street, Dyer, IN 46311  
Parcel ID No. Part of 45-11-07-202-005.000-034

Subject To: All unpaid real estate taxes and assessments, including Solid Waste, Conservancy District, Clean Water Act fees, Storm Water fees and Ditch Assessment, if applicable, for 2015 payable in 2016, and for all real estate taxes and assessments, including Solid Waste, Conservancy District, Clean Water Act fees, Storm Water fees and Ditch Assessment, if applicable for all subsequent years.

Subject To: All easements, conditions, restrictions, covenants, limitations and building setback lines contained in prior instruments of record, and for all building and zoning ordinances.

Subject To: Drainage tiles, ditches, feeders and laterals.



DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

AUG 10 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

18-  
PC  
D

**FIDELITY NATIONAL  
TITLE COMPANY**

2016-0467


25160

GRANTEES' ADDRESS AND  
MAIL TAX BILLS TO:

Dennis Moeller  
1334 213th St.  
Dyer, IN 46311

IN WITNESS WHEREOF, DAVID GAINER and NICOLE GAINER, have hereunto set their hands and seals  
this 22<sup>nd</sup> day of JUNE, 2016.

  
\_\_\_\_\_  
DAVID GAINER

  
\_\_\_\_\_  
NICOLE GAINER

STATE OF INDIANA )  
                          ) SS:  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public, in and for said County and State, this 22<sup>nd</sup> day of June,  
2016 personally appeared David Gainer and Nicole Gainer, husband and wife, and duly acknowledged the execution of the  
above and foregoing deed as their voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



REBECCA MESTROVICH  
Lake County  
My Commission Expires  
July 27, 2016

  
\_\_\_\_\_  
Notary Public

My Commission Expires \_\_\_\_\_

County of Residence: \_\_\_\_\_

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/ Michael E. Anderson  
\_\_\_\_\_

This instrument prepared by Michael E. Anderson, #26001-45  
Anderson & Anderson, P.C.  
9211 Broadway, Merrillville, IN 46410  
(219) 769-1892

