

2016 056377

2016 AUG 19 AM 9:53

MICHAEL B. BROWN  
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-11-08-377-008.000-036

THIS INDENTURE WITNESSETH, That NADINE KAVANAUGH, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to THE SUTER JOINT TRUST, DATED JANUARY 2, 2003, of LAKE County in the State of INDIANA, (GRANTEE), 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:

PART OF LOT 130 IN AUBURN MEADOW SUBDIVISION, PHASE 6, IN THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 94 PAGE 85, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 130; THENCE NORTH 89 DEGREES 47 MINUTES 05 SECONDS EAST, ALONG THE NORTH LINE THEREOF; A DISTANCE OF 148.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 20 DEGREES 56 MINUTES 25 SECONDS WEST, A DISTANCE OF 208.98 FEET TO A POINT ON THE CURVED SOUTHERLY LINE OF SAID LOT 130; THENCE SOUTHEASTERLY, ALONG SAID CURVED SOUTHERLY LINE, AN ARC DISTANCE OF 47.90 FEET TO THE SOUTHEAST CORNER OF SAID LOT 130; THENCE NORTH 33 DEGREES 28 MINUTES 44 SECONDS EAST, ALONG THE EASTERLY LINE THEREOF; A DISTANCE OF 261.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 130; THENCE SOUTH 89 DEGREES 47 MINUTES 05 SECONDS WEST, ALONG SAID NORTH LINE A DISTANCE OF 148.15 FEET TO THE POINT OF BEGINNING.

Commonly known as: 1268 RIDGE FIELD, SCHERERVILLE, IN 46375

SUBJECT TO SPECIAL ASSESSMENTS, TAXES AND 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.

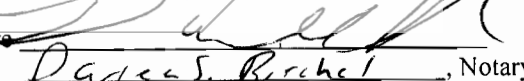
Dated this 12th day of August, 2016.

  
NADINE KAVANAUGH

STATE OF INDIANA  
COUNTY OF LAKE SS:



Before me, the undersigned, a Notary Public in and for said County and State, this 12th day of August, 2016, personally appeared: NADINE KAVANAUGH, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

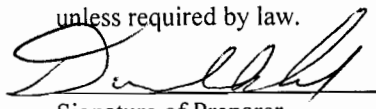
My commission expires: 57017 Signature   
Resident of Lake County Printed Darlene S. Bichel, Notary Public

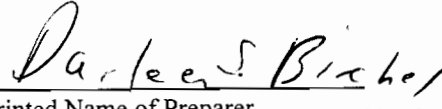
This instrument prepared by: MATTHEW W. DEULLEY, Attorney at Law, ID No. 27813-45  
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

RETURN DEED TO: GRANTEE  
GRANTEE STREET OR RURAL ROUTE ADDRESS: 1268 RIDGE FIELD, SCHERERVILLE, IN 46375  
SEND TAX BILLS TO: GRANTEE

COMMUNITY TITLE COMPANY  
FILE NO 1610357

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

  
Printed Name of Preparer

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

AUG 17 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

4579

\$16  
cm  
Q