

Chicago Title Insurance Company

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 056845

2016 AUG 22 AM 11:37

MICHAEL B. BROWN
RECORDER

CT CP Resi LLC
1603652

WARRANTY DEED


THIS INDENTURE WITNESSETH, That Denise Ballard (Grantor) **CONVEY(S) AND WARRANT(S)** to Jeffrey E. Kiser, an Adult (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, State of Indiana:

SEE ATTACHED EXHIBIT "A"

Property Address: 1362 W. 94th Ct, Crown Point, IN 46307-2271
Tax ID No.: 45-12-33-136-005.000-029

Subject to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

IN WITNESS WHEREOF, Grantor has executed this deed on the 15 day of August, 2016.


Denise Ballard

STATE OF INDIANA)
COUNTY OF LAKE)



Before me, a Notary Public in and for said County and State, personally appeared Denise Ballard who acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal on the 15 day of August, 2016.



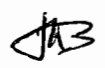
Prepared by: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address: 1362 W. 94th Ct, Crown Point, In 46307
Tax Billing Address: 1362 W. 94th Ct, Crown Point, In 46307

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 Dena Phillips Farling. File No. 1603652

\$18.00

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER



AUG 19 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

004761

1820501063

Exhibit "A"

File No. 1603652

PART OF TRACT 19 IN FIELDSTONE CROSSING TOWNHOMES, UNIT ONE, A PLANNED UNIT DEVELOPMENT, IN THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 73 PAGE 26, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 19; THENCE SOUTH 79 DEGREES 35 MINUTES 07 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID TRACT 19, 124.00 FEET, TO THE MOST SOUTHERLY CORNER OF SAID TRACT 19, THENCE NORTH 46 DEGREES 23 MINUTES 44 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID TRACT 19 42.78 FEET TO THE POINT OF BEGINNING; THENCE NORTH 46 DEGREES 23 MINUTES 44 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE OF TRACT 19 83.15 FEET TO THE NORTHWESTERLY LINE OF SAID TRACT 19; THENCE NORTHEASTERLY 74.82 FEET ALONG SAID NORTHWESTERLY LINE BEING AN ARC OF A CIRCLE OF 912.00 FEET RADIUS CONVEX NORTHWESTERLY HAVING A DELTA OF 04 DEGREES 42 MINUTES 02 SECONDS AND A CHORD BEARING OF NORTH 40 DEGREES 56 MINUTES 41 SECONDS EAST, TO A POINT OF REVERSE CURVE; THENCE EASTERLY 25.12 FEET ALONG SAID CURVE. BEING THE ARC OF A CIRCLE OF 2000 FEET RADIUS CONVEX NORTHERLY HAVING A DELTA OF 71 DEGREES 57 MINUTES 39 SECONDS, TO A POINT OF TANGENCY; THENCE SOUTH 69 DEGREES 26 MINUTES 40 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT 19, 31.43 FEET; THENCE SOUTH 20 DEGREES 33 MINUTES 20 SECONDS WEST 116.47, TO THE POINT OF BEGINNING COMMONLY REFERRED TO AS UNIT 19-4.

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Return to: 1362 W. 94th Ct., Crown Point, In 46307

