

2016 055732

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2016 AUG 17 AM 9:27

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-15-32-251-003.000-013

THIS INDENTURE WITNESSETH, That JULIE K. PRALLE, (GRANTORS), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to DALE R. HUSEMAN AND BETTY L. HUSEMAN, JOINT TENANCY of LAKE County in the State of INDIANA, (GRANTEES), 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:

SEE LEGAL DESCRIPTION ON EXHIBIT 'A' ATTACHED HERETO

Commonly known as: 14425 MAGOUN STREET, CEDAR LAKE, INDIANA 46303

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2015 TAXES PAYABLE 2016, 2016 TAXES PAYABLE 2016 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 9th day of August, 2016.

Julie K Pralle
JULIE K. PRALLE

STATE OF INDIANA
COUNTY OF lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 9th day of August, 2016 personally appeared: JULIE K. PRALLE 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: 2-20-21 Signature [Signature]
Resident of lake County Printed [Name] Notary Public

STATE OF
COUNTY OF _____ SS:

Before me, the undersigned, a Notary Public in and for said County and State, this _____ day of _____, 2016 personally appeared: 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: _____ Signature _____
Resident of _____ County Printed _____ 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: GRANTEES 15128 Hawthorne Cedar Lake, IN 46303
GRANTEE STREET OR RURAL ROUTE ADDRESS: 14425 MAGOUN STREET, CEDAR LAKE, INDIANA 46303
SEND TAX BILLS TO: GRANTEES 15128 Hawthorne 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.

[Signature]
Signature of Preparer

DeAnna L. Grogg
Printed Name of Preparer

Community Title Company
File No. 1610222

Re-Record to collect legal fee

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 15 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2016 058693

MICHAEL B. BROWN
RECORDER

2016 AUG 29 AM 9:49

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 26 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

111-4929

10/19/16 CM

**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 1610282

PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 THAT IS 171.03 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, THENCE SOUTH ALONG SAID WEST LINE 133.74 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DEEDED TO CHARLES A HOYT AND DOROTHY HOYT, HUSBAND AND WIFE, SAID NORTHWEST CORNER BEING 357.39 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE EASTERLY ALONG THE NORTH LINE OF SAID HOYT TRACT 609.42 FEET; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID HOYT TRACT 357.56 FEET TO THE SOUTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE EAST ALONG SAID SOUTH LINE 700.75 FEET TO THE EAST LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH ALONG SAID EAST LINE 348.00 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 601.14 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 143.30 FEET THENCE WEST PARALLEL TO THE NORTH LINE OF SAID HOYT TRACT 709.42 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA. EXCEPTING THEREFROM THE FOLLOWING: THE SOUTH 348 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, EXCEPT THEREFROM THE WEST 609.42 FEET, IN LAKE COUNTY, INDIANA.

