

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 058710

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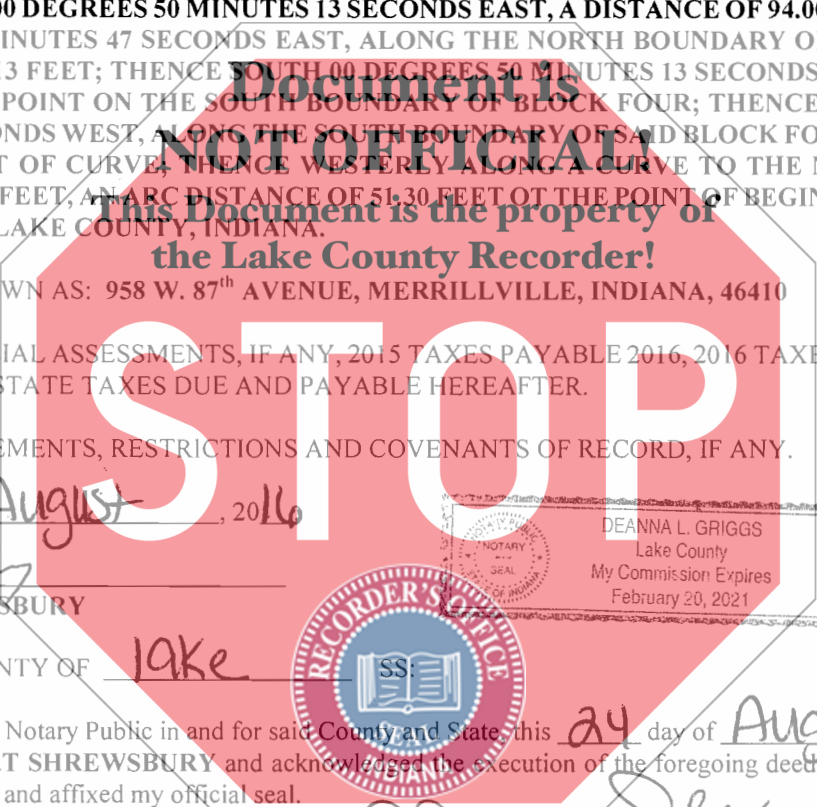
WARRANTY DEED

MICHAEL B. BROWN
RECORDER

TAX: I.D. NO. 45-12-28-177-010.000-030

THIS INDENTURE WITNESSETH, That JAMES ROBERT SHREWSBURY, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to CARL D. FROEDGE AND ELIZABETH A. FROEDGE, HUSBAND AND WIFE, 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:

PART OF BLOCK FOUR WESTWOOD ESTATES TO THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 72 PAGE 84, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK FOUR; THENCE SOUTH 66 DEGREES 43 MINUTES 37 SECONDS EAST, A DISTANCE OF 41.74 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG THE SOUTH BOUNDARY OF SAID BLOCK FOUR; BEING A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 235.00 FEET, AN ARC DISTANCE OF 108.71 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 53 MINUTES 26 SECONDS WEST, A DISTANCE OF 43.53 FEET; THENCE NORTH 37 DEGREES 42 MINUTES 23 SECONDS EAST, A DISTANCE OF 26.67 FEET; THENCE NORTH 00 DEGREES 50 MINUTES 13 SECONDS EAST, A DISTANCE OF 94.00 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 47 SECONDS EAST, ALONG THE NORTH BOUNDARY OF SAID BLOCK FOUR, A DISTANCE OF 48.13 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 13 SECONDS WEST, A DISTANCE OF 146.76 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID BLOCK FOUR; THENCE SOUTH 74 DEGREES 15 MINUTES 41 SECONDS WEST, ALONG THE SOUTH BOUNDARY OF SAID BLOCK FOUR, A DISTANCE OF 9.71 FEET TO A POINT OF CURVE; THENCE WESTERLY ALONG A CURVE TO THE NORTH AND HAVING A RADIUS OF 235.00 FEET, AN ARC DISTANCE OF 51.30 FEET TO THE POINT OF BEGINNING, IN THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA.



COMMONLY KNOWN AS: 958 W. 87th AVENUE, MERRILLVILLE, INDIANA, 46410

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2015 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 24 day of August, 2016

[Signature]
JAMES ROBERT SHREWSBURY

DEANNA L. GRIGGS
Lake County
My Commission Expires
February 20, 2021

STATE OF INDIANA, COUNTY OF Lake

Before me, the undersigned, a Notary Public in and for said County and State, this 24 day of August, 2016 personally appeared: JAMES ROBERT SHREWSBURY 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
Resident of Lake County

[Signature]
Printed Deanna Griggs, Notary Public

STATE OF _____, COUNTY OF _____ SS:

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
GRANTEE STREET OR RURAL ROUTE ADDRESS: 958 W. 87th AVENUE, MERRILLVILLE, INDIANA, 46410
SEND TAX BILLS TO: GRANTEES

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 Griggs
Printed Name of Preparer

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 26 2016

Community Title Company
File No. 16993

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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