

2016 059450

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 AUG 31 AM 9:27

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-12-02-454-017.000-018

THIS INDENTURE WITNESSETH, That LESLIE SHAGINAW of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to KERRY W. BISSET AND JENNIFER L.M. BISSET, 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:

THE NORTH 88.0 FEET OF THE SOUTH 411.0 FEET OF THE FOLLOWING PARCEL: PART OF THE EAST 1/2 SOUTHWEST 1/4, SOUTHWEST 1/4 SOUTHWEST 1/4 SECTION 2 TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND P.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE EAST 1/2, SOUTHWEST 1/4, SOUTHWEST 1/4, SOUTHWEST 1/4 OF SECTION 2; THENCE NORTH ALONG THE EAST LINE OF THE EAST 1/2, SOUTHWEST 1/4, SOUTHWEST 1/4, SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 486.72 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF THE EAST 1/2, SOUTHWEST 1/4, SOUTHWEST 1/4, SOUTHWEST 1/4 OF SAID SECTION 2 A DISTANCE OF 271.50 FEET; THENCE SOUTH PARALLEL WITH THE WEST; LINE OF THE EAST 1/2, SOUTHWEST 1/4, SOUTHWEST 1/4, SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 487.12 FEET TO THE SOUTH LINE OF THE EAST 1/2,, SOUTHWEST 1/4, SOUTHWEST 1/4, SOUTHWEST 1/4 OF SAID SECTION 2; THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 271.53 FEET TO THE POINT OF BEGINNING, IN THE CITY OF HOBART, LAKE COUNTY, INDIANA.

Commonly known as 1735 MINNESOTA STREET, HOBART, IN 46342

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2015 TAXES PAYABLE 2016, 2016 PAYABLE 2017, AND ALL REAL ESTATE TAXES DUE AND PAYABLE THEREON

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

Dated this 16TH day of AUGUST, 2016

Leslie Shaginaw
LESLIE SHAGINAW

STATE OF INDIANA
COUNTY OF PORTER

SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 16TH day of AUGUST, 2016, personally appeared: LESLIE SHAGINAW 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: 06/18/2023
Resident of PORTER County

Signature *Holly Michelle Kunze*
Printed HOLLY MICHELLE KUNZE, 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
GRANTEE STREET OR RURAL ROUTE ADDRESS: 1735 MINNESOTA STREET, HOBART, IN 46342
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.

Holly Michelle Kunze
Signature of Preparer

HOLLY MICHELLE KUNZE
Printed Name of Preparer

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DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 29 2016

COMMUNITY TITLE COMPANY
FILE NO L1010315

JOHN E. PETALAS
LAKE COUNTY AUDITOR

004970