

2017 004225

2017 JAN 19 AM 9:00

MICHAEL B. BROWN
RECORDER

MAIL TAX BILLS TO:
13220 Fairbanks St.
Cedar Lake, IN 46303

WARRANTY DEED

THIS INDENTURE WITNESSETH that LYNN M. SPARR n/k/a LYNN M. CLEMENTS, of Lake County, in the State of Indiana, CONVEYS AND WARRANTS to JOHN W. SPARR, IV, a single man, of Lake County, in the State of Indiana, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to-wit:

Commonly known as: 13220 Fairbanks St, Cedar Lake, IN 46303
Permanent Index Number: 45-15-23-458-020.000-043 (Parcel 1) 45-15-23-458-012-000-043 (Parcel 2)

PARCEL 1:
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 184.00 FEET NORTH AND 1323.80 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 150.00 FEET; THENCE WEST 165.00 FEET; THENCE SOUTH 150.00 FEET; THENCE EAST 165.00 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.

PARCEL 2:
PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED AS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SECTION, WHICH POINT IS 1544.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER AND RUNNING THENCE NORTH 184.00 FEET; THENCE EAST 55.20 FEET TO THE SOUTHWEST CORNER OF THE TRACT DEEDED TO WILLIAM LUBARSKI BY DEED RECORD 1020, PAGE 450; THENCE NORTH ALONG THE WEST LINE OF SAID LUBARSKI TRACT 150 FEET TO THE NORTHWEST CORNER THEREOF; THENCE EAST 20.00 FEET TO THE SOUTHWEST CORNER OF THE TRACT DEEDED TO BURDETTE A WOOD AND BERTHA M WOOD, HUSBAND AND WIFE, BY DEED RECORD 907, PAGE 294; THENCE NORTH ALONG THE WEST LINE OF SAID WOOD TRACT 200.00 FEET TO THE SOUTH LINE OF THE TRACT DEEDED TO JOHN LIETZAN AND FLORENCE LIETZAN, HUSBAND AND WIFE, BY DEED RECORD 845, PAGE 118; THENCE WEST ALONG THE SOUTH LINE OF SAID LIETZAN TRACT 75.00 FEET TO THE WEST LINE THEREOF; THENCE NORTH 273.00 FEET TO THE SOUTHEAST CORNER OF TRACT DEEDED TO HARRY V. TAYLOR BY DEED RECORD 633, PAGE 227; THENCE WEST ALONG THE SOUTH LINE OF SAID HARRY V. TRACT 198.60 FEET; THENCE SOUTH 806.10 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 23, WHICH POINT IS 199.00 FEET WEST OF THE PLACE OF BEGINNING; THENCE EAST 199.00 FEET TO PLACE OF BEGINNING; EXCEPTING THEREFROM THE FOLLOWING:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SECTION, WHICH POINT IS 1544.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER AND RUNNING THENCE NORTH 184.00 FEET; THENCE WEST 100.00 FEET TO THE EAST LINE OF THE PARCEL OF LAND DEEDED TO JAMES E. NOVAK AND CHARLOTTE MARIE NOVAK, HIS WIFE, IN DEED RECORD 726, PAGE 548; THENCE SOUTH ALONG THE EAST LINE OF SAID NOVAK PARCEL TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE EAST 100.00 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA; ALSO EXCEPTING THE FOLLOWING:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 19-1/3 RODS WEST OF THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, RUNNING THENCE NORTH 20 RODS; THENCE WEST 6 RODS; THENCE SOUTH 20 RODS; THENCE EAST 6 RODS; TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.

- Subject to: 1) Taxes, Easements, Covenants and restrictions of record;
- 2) All legal highways and rights-of-way;
- 3) Ditches and drains, and rights therein;
- 4) Zoning Ordinances.
- 5) Subject to building lines, easements, covenants and restrictions of record, if any;
- 6) Possible Municipal and/or Sewer Assessments levied by the City/Town of Cedar Lake;
- 7) Subject to the rights of way for drainage tiles, ditches, feeders, swails and laterals, if any.

Dated this 13 day of January 2017.

Lynn M. Sparr NKA
LYNN M. SPARR n/k/a LYNN M. CLEMENTS

Lynn M. Clements

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JAN 19 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

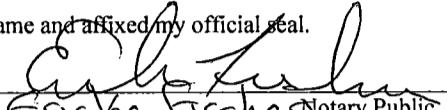
P.T.
M.E.
\$18.00
Prism - 16123365 IN

000230

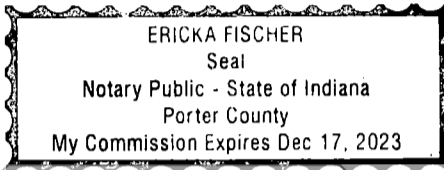
STATE OF IN)
COUNTY OF Lake) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 13 day of January 2017, personally appeared **LYNN M. SPARR n/k/a LYNN M. CLEMENTS** and acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.


Ericka Fischer (Notary Public)
My Commission Expires: 12-17-23
County of Residence: Porter

This Instrument Prepared By:
Nathan D. Vis, Attorney
Blachly Tabor Bozik & Hartman, LLC
56 Washington Street, Suite 401
Valparaiso, IN 46383
PH: 219/464-1041



Grantee's Street Address or Rural Route Address if different than Mailing Address

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. No legal opinion has been rendered during the preparation of this Deed.

