

2017 005947

2017 JAN 26 AM 9:54

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-10-36-476-005.000-032 & 45-11-31-303-001.000-032

THIS INDENTURE WITNESSETH, That JERROLD A. BRUINSMA, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to GISE VANBAREN AND JENNIFER VANBAREN, HUSBAND AND WIFE, (GRANTEES) of LAKE County in the State of INDIANA, 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:

PARCEL 1: PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 10 WEST OF THE SECOND PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 36, THENCE NORTH 89° 49' 00" WEST, ALONG THE SOUTH LINE OF SAID SECTION 36, 250.0 FEET; THENCE NORTH, 1320.64 FEET; THENCE SOUTH 89° 49' 00" EAST, 250.0 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE NORTH, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, 110.0 FEET; THENCE SOUTH 89° 11' 00" EAST, 120.0 FEET; THENCE SOUTH 216.0 FEET; THENCE NORTH 89° 11' 00" WEST, 120.0 FEET; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, 1214.64 FEET TO THE PLACE OF BEGINNING, ALL IN LAKE COUNTY, INDIANA.

PARCEL 2: PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 1439.64 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 89° 11' 00" EAST, 120.0 FEET; THENCE NORTH 670.0 FEET MORE OR LESS, TO THE CENTERLINE OF BULL RUN DITCH; THENCE NORTHWESTERLY, ALONG THE CENTERLINE OF BULL RUN DITCH, TO A POINT WHICH IS 120.0 FEET WEST AND 50 FEET NORTH OF THE LAST DESCRIBED POINT; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 11, 720.0 FEET MORE OR LESS, ALL IN LAKE COUNTY, INDIANA.

Commonly known as: 14400 W. 101ST AVENUE, DYER, INDIANA 46311
14361 W. 98TH, ST. JOHN, INDIANA 46373

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2016 TAXES PAYABLE 2017, 2017 TAXES PAYABLE 2018, AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

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

THE UNDERSIGNED HEREBY REPRESENT(S) THAT THIS REAL ESTATE IS NOT PROPERTY AS DEFINED IN INDIANA CODE 13-7-22.5-1, ET SEQ. AND IS NOT, AND HAS NOT BEEN USED AS A LANDFILL OR DUMP, AND CONTAINS NO UNDERGROUND STORAGE TANKS OR TOXIC HAZARDOUS WASTE OR MATERIALS, AND THAT NO DISCLOSURE STATEMENT UNDER INDIANA CODE 13-7-22.5-1, ET SEQ. (INDIANA RESPONSIBLE PROPERTY TRANSFER LAW) IS REQUIRED FOR THIS TRANSACTION.

Dated this 17 day of January, 2017.

Jerrold A. Bruinsma
JERROLD A. BRUINSMA

STATE OF IN
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 17 day of January, 2017, personally appeared: JERROLD A. BRUINSMA 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: 3/9/24
Resident of LAKE County

Signature Patricia Ludington
Printed Patricia Ludington
Resident of Lake County
My Commission Expires: 3/9/2024

This instrument prepared by: MATTHEW W. DEULLEY, Attorney at Law, ID # 7813-45
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

RETURN DEED TO: GRANTEES
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: 14400 W. 101ST AVENUE, DYER, INDIANA 46311
SEND TAX BILLS TO: GRANTEES

010443

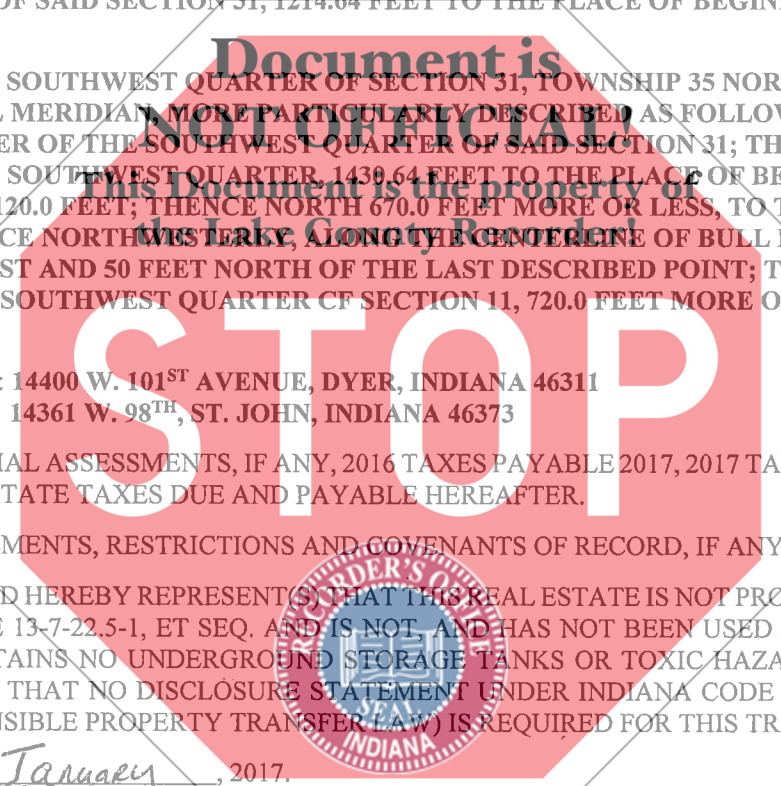
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law.

Matthew W. Deulley
Signature of Preparer

PAT Ludington
Printed Name of Preparer

Community Title Company
File No. L1611432

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CM
RM



FILED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
JAN 23 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR