

2017 008465

2017 FEB -8 AM 9:18

MICHAEL B. BROWN
RECORDER

MAIL TAX BILLS TO:
1118 Harrison St.
Lowell, IN 46356

WARRANTY DEED

THIS INDENTURE WITNESSETH that BRANDON M. SAMS, of Lake County, in the State of Indiana, CONVEYS AND WARRANTS to KYLE A. NEAL a/k/a KYLE NEAL, a single man, and ALYSSA R. HOTTER a/k/a ALYSSA HOTTER, a single woman, 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: 1118 Harrison St, Lowell, IN 46356
Permanent Index Number: 45-19-24-351-001.000-008

THE WEST HALF OF THE FOLLOWING DESCRIBED PROPERTY: PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 33 NORTH, RANGE 9 WEST, OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF THE SAID QUARTER QUARTER SECTION AND RUNNING THENCE EAST ALONG THE NORTH LINE THEREOF, 9 RODS; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID QUARTER QUARTER SECTION 9 RODS; THENCE WEST PARALLEL WITH THE NORTH LINE OF THE SAID QUARTER QUARTER SECTION, 9 RODS TO THE WEST LINE THEREOF; THENCE NORTH 9 RODS TO THE PLACE OF BEGINNING, EXCEPTING THE NORTH 20 FEET THEREOF DEEDED TO THE TOWN OF LOWELL, FOR STREET PURPOSES, IN THE TOWN OF LOWELL, 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 Lowell;
 - 7) Subject to the rights of way for drainage tiles, ditches, feeders, swails and laterals, if any.

Dated this 27 day of Jan, 2017.

STATE OF IN)
COUNTY OF Lake) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 27 day of Jan, 2017, personally appeared BRANDON M. SAMS and acknowledged the execution of the foregoing deed.

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

Renita L. Reyna
_____, Notary Public
My Commission Expires: 1-6-21
County of Residence: Lake

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.

16123433 IN Prism Title

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
Carol Doyle

FEB 08 2017

020958

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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