

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 FEB 27 AM 9:34

MICHAEL B. BROWN  
RECORDER

2017 011795

WARRANTY DEED

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

THIS INDENTURE WITNESSETH, That **CARL D. FROEDGE AND ELIZABETH A. FROEDGE, HUSBAND AND WIFE,** (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to **ROSEMARY GEORGE AND MARIA SAUCEDO, JOINT TENTANTS WITH RIGHT OF SURVIVORSHIP,** 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 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 NORTHEASTERLY 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. 87<sup>th</sup> AVENUE, MERRILLVILLE, INDIANA, 46410

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.

Dated this 22 day of February, 2017

Carl D. Froedge  
CARL D. FROEDGE

Elizabeth A. Froedge  
ELIZABETH A. FROEDGE

STATE OF INDIANA, COUNTY OF Lake

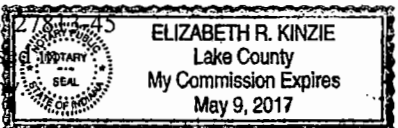
Before me, the undersigned, a Notary Public in and for said County and State, this 22 day of February, 2017, personally appeared: **CARL D. FROEDGE AND ELIZABETH A. FROEDGE** and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 5/9/17  
Resident of Lake County

Signature [Signature]  
Printed \_\_\_\_\_, Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_ SS:

This instrument prepared by: MATTHEW W. DEULLEY, Attorney at Law, ID No. 2781345  
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. 87<sup>th</sup> 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. SK

[Signature]  
Signature of Preparer

ELIZABETH KINZIE  
Printed Name of Preparer  
DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

001034

DLB/00

FEB 24 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

Community Title Company  
File No. 1711532 AM

JAS