

2017 019433

2017 MAR 27 AM 8:57

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-07-27-228-020.000-026

THIS INDENTURE WITNESSETH, ALICIA A. NAPLES n/k/a ALICIA A. WARTMAN AND STEVEN T. WARTMAN, JR., AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, (GRANTORS), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to CHRISTOPHER S. JAMES AND MEGAN CRIS-AN SIOJO, JOINT TENANTS 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 LOT 2, REPLAT OF LOT 2 IN FOREST PARK AT 38, A PLANNED UNIT DEVELOPMENT IN THE TOWN OF HIGHLAND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 77 PAGE 55, AND AMENDED BY CERTIFICATE OF AMENDMENT RECORDED JULY 27, 1995 AS DOCUMENT NO. 95041984, AND AS REVISED BY REVISED PLAT RECORDED IN PLAT BOOK 79 PAGE 31, AND CORRECTED BY PLAT OF CORRECTION RECORDED IN PLAT BOOK 79 PAGE 47, AND AS CORRECTED BY PLAT OF CORRECTION RECORDED IN PLAT BOOK 79 PAGE 70, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE NORTH 00 DEGREES 53 MINUTES 45 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 191.45 FEET; THENCE NORTH 89 DEGREES 07 MINUTES 47 SECONDS WEST, A DISTANCE OF 22.52 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 07 MINUTES 47 SECONDS WEST, A DISTANCE OF 45.00 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 13 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID LOT 2, A DISTANCE OF 28.02 FEET; THENCE SOUTH 89 DEGREES 07 MINUTES 47 SECONDS EAST, A DISTANCE OF 45.00 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 13 SECONDS WEST, PARALLEL WITH THE EAST LINE OF SAID LOT 2, A DISTANCE OF 28.02 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 8937 PRICE CIRCLE, HIGHLAND, IN 46322

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 20th day of March, 2017

Alicia Naples n/k/a Alicia A. Wartman Steven T. Wartman Jr
ALICIA A. NAPLES n/k/a ALICIA A. WARTMAN STEVEN T. WARTMAN, JR

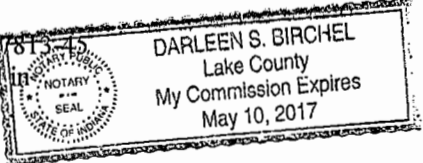


STATE OF INDIANA, COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 20th day of March, 2017, personally appeared: ALICIA A. NAPLES n/k/a ALICIA A. WARTMAN AND STEVEN T. WARTMAN, JR. 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: 5-7-17 Signature [Signature]
Resident of Lake County Printed Darleen Birchel, 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: 8937 PRICE CIRCLE, HIGHLAND, IN 46322
SEND TAX BILLS TO: GRANTEES

COMMUNITY TITLE COMPANY
FILE NO 179643

16-
CM
[Signature]

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.

[Signature] Signature of Preparer
Darleen S. Birchel Printed Name of Preparer
DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

MAR 24 2017

030038

JOHN E. PETALAS
LAKE COUNTY AUDITOR