

2017 034277

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 JUN -5 AM 9:01

MICHAEL B. LIND
RECORDER

2017 JUN 10 62

WARRANTY DEED

TAX: I.D. NO. 45-24-33-151-004.000-007
45-24-33-151-003.000-007

AKIA Michael Joseph Hicks

THIS INDENTURE WITNESSETH, That MICHAEL J. HICKS n/k/a MICHAEL J. KRAAY, (GRANTORS), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to PATRICK G. KOWALSKI, 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:

SEE LEGAL DESCRIPTION ON EXHIBIT 'A' ATTACHED HERETO

Commonly known as: 1611 WESTWOOD DRIVE, SHELBY, IN 46377

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 25 day of May

MICHAEL J. HICKS n/k/a MICHAEL J. KRAAY

This Document is the property of the Lake County Recorder!

DEANNA L. GREGGS
Notary Public
My Commission Expires
February 20, 2021

STATE OF INDIANA
COUNTY OF Lake

SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 23 day of May, 2017, personally appeared: MICHAEL J. HICKS n/k/a MICHAEL J. KRAAY 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: 2/20/21
Resident of Lake County

Signature: [Signature]
Printed: DEANNA L. GREGGS, Notary Public

STATE OF _____
COUNTY OF _____

SS:

Before me, the undersigned, a Notary Public in and for said County and State, this _____ day of _____, 20____, personally appeared: _____ 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: _____
Resident of _____ County

Signature _____
Printed _____, 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: 1611 WESTWOOD DRIVE, SHELBY, IN 46377
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.

[Signature]
Signature of Preparer

DEANNA L. GREGGS
Printed Name of Preparer

Community Title Company
File No. 1711965

003208
DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
JUN 02 2017
JOHN E. PETALAS
LAKE COUNTY AUDITOR

18. CM
re-record to perfect Transfer

25. CM

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B. LIND
RECORDER
2017 JUN 10 3 AM 5:33
003784

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: [Signature]

EXHIBIT 'A'
LEGAL DESCRIPTION

TAX ID: 45-24-33-151-004.000-007
45-24-33-151-003.000-007

Kraay / Kowalski

Parcel 1

LOT NO. 18, OF AN UNRECORDED PLAT OF SHADY SHORES 2ND ADDITION TO SHELBY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 1681.47 FEET SOUTH AND 2012.60 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER SECTION 33, TOWNSHIP 32 NORTH, RANGE 8 WEST OF THE 2ND P.M., ALSO BEING THE SOUTHWEST CORNER OF LOT NO. 100 OF SHADY SHORES ADDITION, AS RECORDED IN PLAT BOOK 1004, PAGE 468, IN THE OFFICE OF THE RECORDER IN LAKE COUNTY, INDIANA, THENCE SOUTH 28 DEGREES 08 MINUTES WEST 250 FEET, THENCE SOUTH 21 DEGREES 43 MINUTES WEST 210 FEET, THENCE SOUTH 35 DEGREES 52 MINUTES WEST 200 FEET, THENCE SOUTH 62 DEGREES 58 MINUTES WEST 180 FEET (THIS POINT BEING THE BEGINNING OF THIS DESCRIPTION) THENCE SOUTH 21 DEGREES 21 MINUTES EAST 96.5 FEET TO THE NORTHERLY BANK OF SHADY SHORES CHANNEL, THENCE WESTERLY ALONG SAID CHANNEL 50 FEET, THENCE N 21 DEGREES 14 MINUTES 30 SECONDS WEST 89.25 FEET THENCE EASTERLY 50 FEET TO THE PLACE OF BEGINNING, THE NORTHERLY 15 FEET, BEING RESERVED FOR ROAD PURPOSES.

Parcel 2

LOT 19 IN THE UNRECORDED PLAT OF SHADY SHORES 2ND ADDITION TO SHELBY MORE PARTICULARLY DESCRIBED AS PART OF THE NORTHWEST 1/4 OF SECTION 33 TOWNSHIP 32 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS COMMENCING AT A POINT 1681.47 FEET SOUTH AND 2012.60 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 (SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LOT 100 OF SHADY SHORES ADDITION AS RECORDED IN DEED RECORD 1004 PAGE 468, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA) THENCE SOUTH 28 DEGREES 8 MINUTES WEST 250 FEET; THENCE SOUTH 21 DEGREES 43 MINUTES WEST 210 FEET; THENCE SOUTH 35 DEGREES 52 MINUTES WEST 200 FEET; THENCE SOUTH 62 DEGREES 58 MINUTES WEST 180 FEET (THIS POINT BEING THE TRUE PLACE OF BEGINNING OF THE TRACT TO BE DESCRIBED); THENCE SOUTH 21 DEGREES 14 MINUTES 30 SECONDS EAST 89.29 FEET TO THE NORTHERLY BANK OF SHADY SORES CHANNEL; THENCE WESTERLY ALONG SAID CHANNEL 50 FEET; THENCE NORTH 20 DEGREES 54 MINUTES WEST 100.35 FEET; THENCE EASTERLY 50 FEET TO THE PLACE OF BEGINNING.

AND
LOT 20 IN THE UNRECORDED PLAT OF SHADY SHORES 2ND ADDITION TO SHELBY MORE PARTICULARLY DESCRIBED AS PART OF THE NORTHWEST 1/4 OF SECTION 33 TOWNSHIP 32 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS COMMENCING AT A POINT 1681.47 FEET SOUTH AND 2012.60 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 (SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LOT 100 OF SHADY SHORES ADDITION AS RECORDED IN DEED RECORD 1004 PAGE 468, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA); THENCE SOUTH 28 DEGREES 08 MINUTES WEST 250 FEET; THENCE SOUTH 21 DEGREES 43 MINUTES WEST 210 FEET; THENCE SOUTH 35 DEGREES 52 MINUTES WEST 200 FEET; THENCE SOUTH 62 DEGREES 58 MINUTES WEST 180 FEET; THENCE SOUTH 78 DEGREES 34 MINUTES WEST 50 FEET (THIS POINT BEING THE TRUE PLACE OF BEGINNING OF THE TRACT TO BE DESCRIBED); THENCE SOUTH 20 DEGREES 54 MINUTES EAST 100.35 FEET TO THE NORTHERLY BANK OF SHADY SHORES CHANNEL; THENCE WESTERLY ALONG SAID CHANNEL 50 FEET; THENCE NORTH 25 DEGREES 37 MINUTES 30 SECONDS WEST 110.15 FEET, THENCE EASTERLY 60 FEET TO THE PLACE OF BEGINNING.