

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 042446

2017 JUL 12 AM 11:09

MICHAEL B. BROWN
RECORDER

3

After Recording Return to:

CalAtlantic Title
1141 E. Main St. Suite 108
E. Dundee, IL 60118

(The Above Space for Recorders Use Only)

Parcel No. 45-15-03-156-008000-015

File No. 37824

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

SPECIAL WARRANTY DEED

CalAtlantic Homes of Indiana, Inc., a Delaware corporation ("Grantor"), being a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Indiana, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS TO **Edward Sipla and Lauren Sipla, husband and wife as tenants by the entirety** ("Grantee"), residing at 9165 Briar Lane, St. John, IN 46373, the following described real estate (the "Property") situated in the County of LAKE, in the State of Indiana, to wit:

Legal Description: See Attached Exhibit A

Address: 9165 Briar Lane, St. John, IN 46373

Together with the appurtenances thereunto belonging, or in anywise appertaining, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the Property TO HAVE AND TO HOLD the Property, unto Grantee, and Grantee's heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant to Grantee, and Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, against all persons lawfully claiming by, through or under it.

SUBJECT TO: Covenants, conditions, restrictions and easements of record; building, zoning and other applicable ordinances and regulations of any applicable governing authority; and general taxes for 2017 and subsequent years.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUL 12 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Return to
INDIANA TITLE NETWORK COMPANY
325 N. MAIN STREET
CROWN POINT, IN 46307

025483

25
John
Clt# 2359
18

Escrow#: 37824-445

EXHIBIT A

TRACT 261: THE EASTERLY 72.00 FEET OF THE WESTERLY 134.00 FEET OF LOT "G" IN THE GATES OF ST. JOHN, UNIT 6C, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 11, 2016 IN PLAT BOOK 109, PAGE 26, AS DOCUMENT 2016-054642, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND CONTAINING 0.231 ACRES, MORE OR LESS, ALL IN ST. JOHN, INDIANA.

