

2017 043547

2017 JUL 17 AM 9:45

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-19-23-456-003.000-008 (parcel 1)
45-19-23-456-002.000-008 (parcel 2)
45-19-23-390-022.000-008 (parcel 3)

THIS INDENTURE WITNESSETH, That SCOTT R. BEIER, (GRANTORS), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to DARRYL DEVEAUX JR. AND JENNIFER DEVEAUX, HUSBAND AND WIFE 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: 402 E. COMMERCIAL AVE., LOWELL, INDIANA 46356

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 10 day of July, 2017.

Scott R. Beier
SCOTT R. BEIER

STATE OF INDIANA,
COUNTY OF Lake

Before me, the undersigned, a Notary Public in and for said County and State, this 10 day of July, 2017, personally appeared: SCOTT R. BEIER 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: 2021
Resident of Lake County

Signature *Deanna L. Griggs*
Printed Name DEANNA L. GRIGGS, 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: 402 E. COMMERCIAL AVE, LOWELL, INDIANA 46356
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.

Matthew W. Deulley
Signature of Preparer

Deanna L. Griggs
Printed Name of Preparer

003964

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUL 13 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

\$25.00

am jas

Community Title Company
File No. 1712028

EXHIBIT 'A'
LEGAL DESCRIPTION

ID TAX: 45-19-23-453-003.000-008 (parcel 1)
45-19-23-453-002.000-008 (parcel 2)
45-19-23-390-022.000-008 (parcel 3)

BEIER / DEVEAUX

PARCEL 1:

PART OF LOT NO. 1, DESCRIBED AS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID LOT 1, WHICH IS 39 1/2 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH TO THE SOUTH LINE OF SAID LOT; THENCE WEST 19 FEET; THENCE NORTH TO THE NORTH LINE OF SAID LOT ; THENCE EAST 19 FEET TO THE PLACE OF BEGINNING, AS MARKED AND LAID DOWN ON THE RECORDED PLAT OF CLARK'S ADDITION TO LOWELL, IN THE TOWN OF LOWELL, AS SHOWN IN MISCELLANEOUS RECORD "A", PAGE 413.

PARCEL 2:

PART OF LOT ONE CLARK'S ADDITION TO THE TOWN OF LOWELL, AS SHOWN IN MISCELLANEOUS RECORD "A", PAGE 413, IN LAKE COUNTY, INDIANA, DESCRIBED AS: COMMENCING AT A POINT 4 FEET EAST OF THE ORIGINAL NORTHWEST CORNER OF SAID LOT AND RUNNING THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT TO THE SOUTH LINE THEREOF; THENCE EAST 20 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT TO THE NORTH LINE THEREOF; THENCE WEST 20 FEET TO THE POINT OF BEGINNING, EXCEPT THE SOUTH 29 FEET THEREOF.

PARCEL 3:

THE EAST 10 FEET OF A PART OF LOT ONE, CLARK'S ADDITION TO LOWELL, AS SHOWN IN MISCELLANEOUS RECORD "A", PAGE 413 AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 33 NORTH , RANGE 9 WEST OF THE 2nd P.M., DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT A POINT 17 1/2 FEET WEST AND 100 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 1, CLARK'S ADDITION TO LOWELL; THENCE EAST 20 FEET THENCE SOUTH TO THE SOUTH LINE OF LOT 1; THENCE WEST 20 FEET, FOLLOWING THE SOUTH LINE OF LOT 1 TO THE PLACE DUE SOUTH OF THE PLACE OF COMMENCEMENT; THENCE NORTH TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.

