

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 043638

2017 JUL 17 AM 10:44

MICHAEL B. BROWN  
RECORDER

Tax ID Number(s):  
State ID Number Only

45-07-28-453-003.000-026

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WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Karen M. Rippe-Clapp, formerly known as Karen M. Rippe

CONVEY(S) AND WARRANT(S) TO

Lydia Garza, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

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SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this deed this 10th day of July, 2017.

*Karen M. Rippe-Clapp Family known as Karen M. Rippe*  
Karen M. Rippe-Clapp, Formerly known as Karen M. Rippe



MTC File No.: 17-22828 (WD)

Page 1 of 3

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER  
HOLD FOR MERIDIAN TITLE CORP.

JUL 13 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Karen M. Rippe-Clapp, Formerly known as Karen M. Rippe** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 10th day of July, 2017.

My Commission Expires: 5-18-23 Cathy L Coleman  
Signature of Notary Public

Cathy L. Coleman  
Printed Name of Notary Public  
Lake IN  
Notary Public County and State of Residence

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**This instrument was prepared by:**  
Debra A. Guy, Attorney-at-Law, IN #24473-71 MI #P69602  
202 S. Michigan Street, Ste. 300, South Bend, IN 46601

**Property Address:**  
9619 Kennedy Avenue  
Highland, IN 46322

**Grantee's Address and Mail Tax Statements To:**  
9619 Kennedy Avenue  
Highland, IN 46322

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. Debra A. Guy



## EXHIBIT A

All of Lot 29 and part of Lot 28 in Block 8 in Wicker Boulevard Addition to the Town of Highland, as per plat thereof, recorded in Plat Book 16, Page 4, in the Office of the Recorder of Lake County, Indiana, being more particularly described as follows: Commencing at the Northwest corner of Lot 27 in said Block 8 in Wicker Boulevard Addition, thence South 00 degrees 00 minutes 00 seconds East along the West line of said Lots 27 and 28, a distance of 40.67 feet to the Point of Beginning; thence North 88 degrees 26 minutes 35 seconds East, a distance of 122.05 feet to a point on the East line of said Lot 28; thence South 00 degrees 00 minutes 00 seconds East along the East line of said Lots 28 and 29, a distance of 37.65 feet to the Southeast corner of said Lot 29; thence South 90 degrees 00 minutes 00 seconds West along the South line of said Lot 29, a distance of 122.00 feet to the Southwest corner of Lot 29; thence North 00 degrees 00 minutes 00 seconds West along the West line of said Lots 28 and 29, a distance of 34.33 feet to the Point of Beginning, all in the Town of Highland, Lake County, Indiana.

