

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 047964

2017 AUG -2 AM 9:30

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-20-19-177-002.000-007

THIS INDENTURE WITNESSETH, JOSEPH D. VANDERCAR, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to JOEL T. LAMBER AND ROBERTA L. MARTINEZ, 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:

THE NORTH 80 FEET BY PARALLEL LINES OF THE FOLLOWING DESCRIBED TRACT: PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 33 NORTH, RANGE 8 WEST OF THE 2nd P.M., DESCRIBED AS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION AND THE CENTER LINE OF A PUBLIC ROAD (SAID POINT BEING 1530.17 FEET MORE OR LESS, WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION), THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 672.45 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE A DISTANCE OF 1032 FEET; THENCE WEST AT RIGHT ANGLES A DISTANCE OF 202.14 FEET TO THE CENTER LINE OF OF SAID AFOREMENTIONED ROAD; THENCE SOUTHWESTERLY ALONG THE ALONG THE CENTER LINE OF SAID ROAD TO THE PLACE OF BEGINING. IN LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 17515 HOLTZ ROAD, LOWELL, IN 46356

SUBJECT TO SPECIAL ASSESSMENT, 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 27 day of July, 2017

Joseph D. Vandercar
JOSEPH D. VANDERCAR

STATE OF INDIANA, COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 27 day of July, 2017 personally appeared: JOSEPH D. VANDERCAR and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribe my name and affixed my official seal.

My commission expires: 3/22/2025

Resident of Lake County

RECORDER'S OFFICE
ELIZABETH R. KINZIE
Seal
Notary Public - State of Indiana
Lake County
My Commission Expires Mar 22, 2025

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: GRANTEE
GRANTEE STREET OR RURAL ROUTE ADDRESS: 17515 HOLTZ ROAD, LOWELL, IN 46356
SEND TAX BILLS TO: GRANTEE

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
Elizabeth Kinzie
Printed Name of Preparer

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

004249

JUL 31 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Community Title Company
File No. 1712492

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