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MICHAEL B. BROWN
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-07-35-103-043.000-006

THIS INDENTURE WITNESSETH, That MICHAEL BRADY AND SARI BRADY, HUSBAND AND WIFE (GRANTORS), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to THOMAS P. SERRATORE AND MALLORY A. SERRATORE, 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:

A PART OF THE SOUTH 153 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, 153 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE WEST ALONG A LINE PARALLEL TO AND 153 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 202.42 FEET; THENCE SOUTH 60 FEET; THENCE EAST ALONG A LINE PARALLEL TO AND 93 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 202.40 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 60 FEET TO THE PLACE OF BEGINNING, EXCEPT THE EAST 47 FEET THEREOF WHICH IS EMBRACED IN BROAD STREET, ALL IN THE TOWN OF GRIFFITH, LAKE COUNTY, INDIANA, COMMONLY DESCRIBED AS 706 BROAD STREET, GRIFFITH, INDIANA.

Commonly known as: 706 N BROAD STREET, GRIFFITH, INDIANA 46319
This Document is the property of the Lake County Recorder!

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 4 day of August, 2017.

[Signature]
MICHAEL BRADY

[Signature]
SARI BRADY

STATE OF INDIANA
COUNTY OF Lake SS:



Before me, the undersigned, a Notary Public in and for said County and State, this 4 day of August, 2017, personally appeared: MICHAEL BRADY AND SARI BRADY 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: 3/22/2025 Signature [Signature]
Resident of Lake County Printed [Name], Notary Public

STATE OF _____
COUNTY OF _____ SS:



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: 706 N BROAD STREET, GRIFFITH, INDIANA 46319
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
ELIZABETH R. KINZIE Printed Name of Preparer

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DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 09 2017

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Community Title Company
File No. 1712448

JOHN E. PETALAS
LAKE COUNTY AUDITOR