

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 058115

2017 AUG 28 AM 10:18

MICHAEL B. BROWN  
RECORDER

**CORPORATE  
WARRANTY DEED**

File No.: FNW1700186

**THIS INDENTURE WITNESSETH**, that Sons of Realty LLC (Grantor) CONVEY(S) AND WARRANT(S) to Donald E. Christian and Candice M. Morales-Christian, (Grantee) for the sum of Ten Dollars (\$10.00) 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, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**Property:** 9503 W 190th Ave, Lowell, IN 46356

**Tax ID No.:** 45-19-34-103-003.000-037

**Subject to** all current real estate taxes and assessments and all subsequent taxes and assessments.

**Subject to** all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, The undersigned person(s) executing this deed on behalf of Sons of Realty LLC represent and certify that they are duly elected officers of Sons of Realty LLC and have been fully empowered, by proper resolution of the Board of Directors of Sons of Realty LLC, to execute and deliver this deed; that Kurt J Neubauer has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this deed this Aug 10, 2017.

Sons of Realty LLC

BY:

Kurt J Neubauer

Chief Operations Manager



**FIDELITY NATIONAL  
TITLE COMPANY**  
FNW1700186-LD

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

AUG 25 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

041499

25-

FW

RM

STATE OF IN

COUNTY OF Lake

Before me, a Notary Public in and for said County and State, personally appeared Kurt J Neubauer as Chief Operations Manager of Sons of Realty LLC, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 10 day of Aug, 2017

Signature: [Handwritten Signature]  
Printed: \_\_\_\_\_

Resident of: \_\_\_\_\_ County \_\_\_\_\_

State of: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

**Document is NOT OFFICIAL!**

This Document is the property of the Lake County Recorder



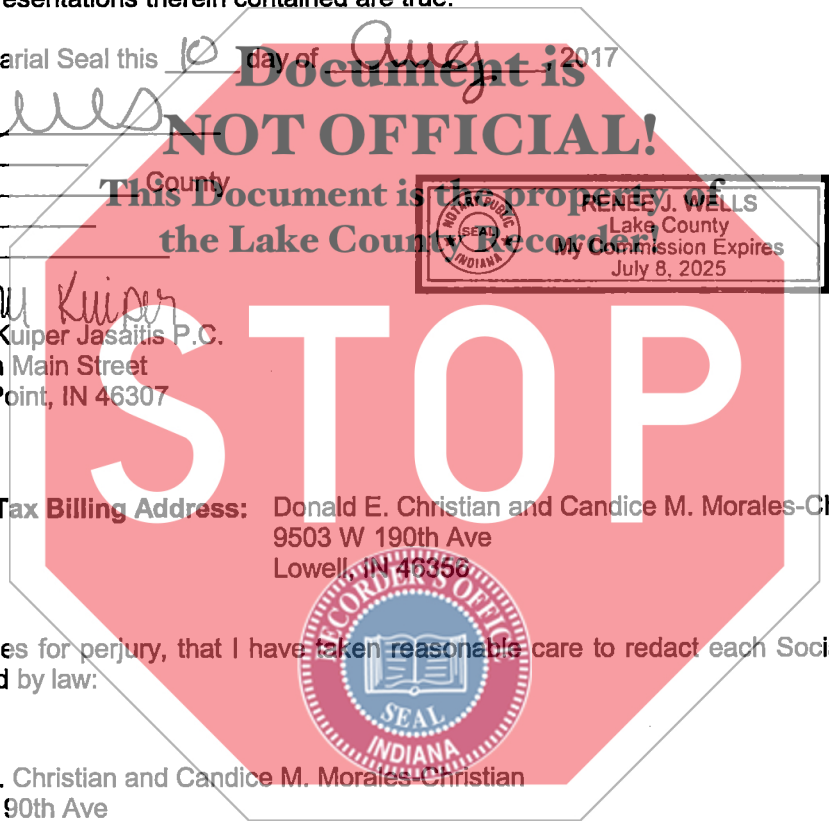
Timothy Kuiper  
**Prepared By:** Austgen Kuiper Jasaitis P.C.  
130 North Main Street  
, Crown Point, IN 46307

**Grantee's Address and Tax Billing Address:** Donald E. Christian and Candice M. Morales-Christian  
9503 W 190th Ave  
Lowell, IN 46356

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:

Renee J. Wells.

**Return To:** Donald E. Christian and Candice M. Morales-Christian  
9503 W 190th Ave  
Lowell, IN 46356



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 45-19-34-103-003.000-037**

LOT 12, COUNTRY HAVEN UNIT 1, AS SHOWN IN PLAT BOOK 39, PAGE 80, IN LAKE COUNTY, INDIANA, EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 12, THENCE NORTH 31 DEGREES 36 MINUTES 38 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 12, 143.46 FEET, THENCE SOUTH 0 DEGREES 7 MINUTES 37 SECONDS WEST, 124.37 FEET TO THE SOUTH LINE OF SAID LOT 12, THENCE NORTH 88 DEGREES 23 MINUTES 22 SECONDS WEST ALONG SAID SOUTH LINE, 75 FEET TO THE PLACE OF BEGINNING.

**Document is NOT OFFICIAL!**

ALSO, PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 12, IN COUNTRY HAVEN UNIT 1, THENCE NORTH 58 DEGREES 23 MINUTES 22 SECONDS WEST ALONG THE SOUTHERLY LINE OF 190TH AVENUE, 133.19 FEET, THENCE SOUTH 0 DEGREES 7 MINUTES 34 SECONDS WEST 255.02 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 12, THENCE NORTH 31 DEGREES 36 MINUTES 38 SECONDS WEST ALONG SAID WESTERLY LINE, 217.48 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.

