

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 065954

2017 SEP 28 AM 9:46

MICHAEL B. BROWN
RECORDER

MAIL TAX BILLS TO:
1948 Cottonwood Ct.
Crown Point, IN 46307

WARRANTY DEED

THIS INDENTURE WITNESSETH that JOSEPH H. GIFFORD and DEBORAH D. GIFFORD, husband and wife, of Lake County, in the State of Indiana, CONVEY AND WARRANT to TIMOTHY A. SNODGRASS, of Lake County, in the State of Indiana, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to-wit:

Commonly known as: 1948 Cottonwood Ct., Crown Point, IN 46307
Parcel #: 45-11-24-177-059.000-036

THE FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, IN THE STATE OF INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF LOT 1 IN SPRINGVALE FARMS COURT "M", IN THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 63 PAGE 52, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED APRIL 2, 1990, AS DOCUMENT NO. 092725, AND FURTHER AMENDED BY CERTIFICATE OF CORRECTION RECORDED OCTOBER 15, 1991, AS DOCUMENT NO. 91052151, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 32.58 FEET OF THE EAST 415.16 FEET MEASURED BY PARALLEL LINES OF SAID LOT 1, COMMONLY KNOWN AS BUILDING 1-2.

- Subject to: 1) Taxes, Easements, Covenants and restrictions of record;
- 2) All local highways and rights-of-way;
- 3) Ditches and drains, and rights therein;
- 4) Zoning Ordinances;
- 5) Subject to building lines, easements, covenants and restrictions of record, if any;
- 6) Possible Municipal and/or Sewer Assessments levied by the City/Town of Crown Point;
- 7) Subject to the rights of way for drainage tiles, ditches, feeders, swails and laterals, if any.

Dated this 15th day of September, 2017.

JOSEPH H. GIFFORD

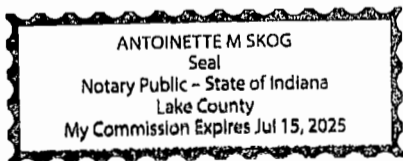
DEBORAH D. GIFFORD



STATE OF INDIANA
COUNTY OF LAKE

Before me, the undersigned, a Notary Public in and for said County and State, this 15th day of September, 2017, personally appeared JOSEPH H. GIFFORD and DEBORAH D. GIFFORD, and acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



Antoinette M. Skog Notary Public
My Commission Expires: 7-15-2025
County of Residence: LAKE

This Instrument Prepared By:
Nathan D. Vis, Attorney
Blachly Tabor Bozik & Hartman, LLC
56 Washington Street, Suite 401
Valparaiso, IN 46383
PH: 219/464-1041

Grantee's Street Address or Rural Route Address if different than Mailing Address

aff-17079881N

ck 5378
25.1
ck 5378
D

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

SEP 27 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

42061

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. No legal opinion has been rendered during the preparation of this Deed.

Carol Doyle

