

2017 067381

2017 OCT -4 AM 9:25

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-12-33-132-022.000-029

THIS INDENTURE WITNESSETH, That SCOTT A. NOWLAND AND DEBORAH J. MANDICH-NOWLAND, HUSBAND AND WIFE, (GRANTORS), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to PERRY T. OLSON, (GRANTEE), of LAKE County in the State of INDIANA, 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:

PART OF TRACT 6 IN FIELDSTONE CROSSING TOWNHOMES UNIT ONE, A PLANNED UNIT DEVELOPMENT, IN THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 73, PAGE 26, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 6; THENCE NORTH 35 DEGREES 33 MINUTES 27 SECONDS EAST 116.52 FEET ALONG THE NORTHEASTERLY LINE OF SAID TRACT 6, TO THE POINT OF BEGINNING; THENCE NORTH 35 DEGREES 33 MINUTES 27 SECONDS WEST 32.83 FEET; THENCE SOUTH 54 DEGREES 19 MINUTES 24 SECONDS EAST 130.02 FEET TO A BEND IN THE WESTERLY LINE OF SAID TRACT 6; THENCE SOUTH 02 DEGREES 09 MINUTES 26 SECONDS EAST, 39.38 FEET ALONG SAID WESTERLY LINE, TO A POINT WHICH IS 48.57 FEET NORTH OF A BEND IN SAID WESTERLY LINE; THENCE NORTH 54 DEGREES 19 MINUTES 24 SECONDS EAST 151.69 FEET, TO THE HEREIN DESIGNATED POINT OF BEGINNING.

Commonly known as: 9354 TYLER STREET, CROWN POINT, INDIANA 46307

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 22nd day of SEPTEMBER, 2017.

SCOTT A. NOWLAND

DEBORAH J. MANDICH-NOWLAND

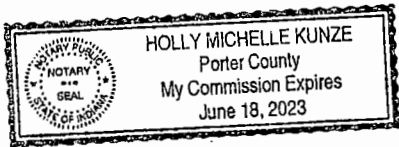
STATE OF INDIANA
COUNTY OF LAKE

SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 22nd day of SEPTEMBER, 2017, personally appeared: SCOTT A. NOWLAND AND DEBORAH J. MANDICH-NOWLAND 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: 6/18/23
Resident of PORTER County

Signature: [Signature]
Printed: HOLLY MICHELLE KUNZE, Notary Public



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

005463

OCT 02 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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'S STREET OR RURAL ROUTE ADDRESS: 9354 TYLER STREET, CROWN POINT, INDIANA 46307
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.

[Signature]
Signature of Preparer

Holly Michelle Kunze
Printed Name of Preparer

COMMUNITY TITLE COMPANY
FILE NO 1712695

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