

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 070363

2017 OCT 18 AM 9:52

MICHAEL B. BROWN
RECORDER

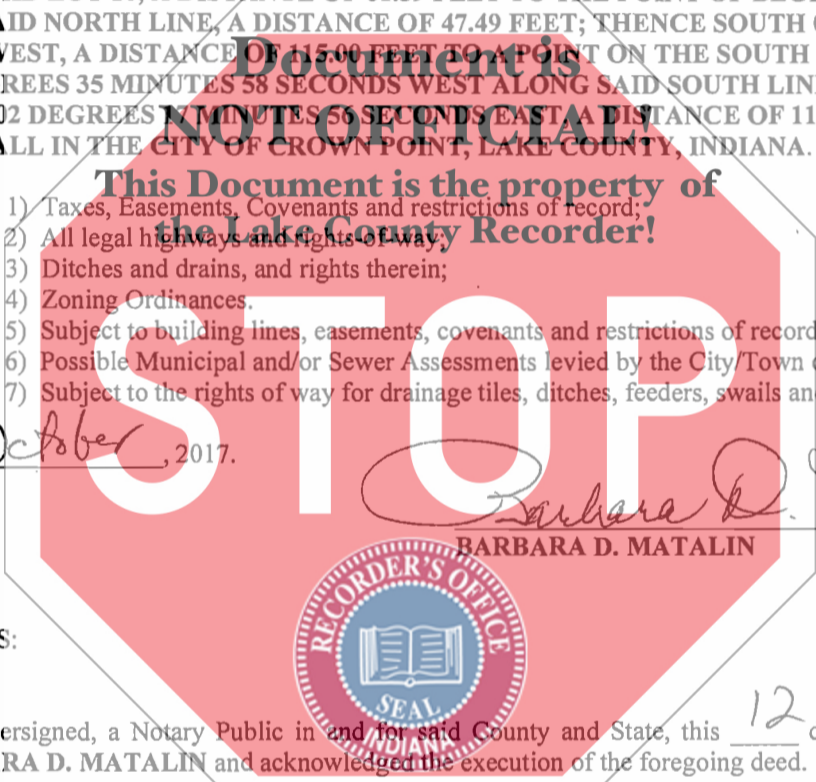
MAIL TAX BILLS TO:
910 East St. #B
Crown Point, IN 46307

WARRANTY DEED

THIS INDENTURE WITNESSETH that BARBARA D. MATALIN, of Lake County, in the State of Indiana, CONVEYS AND WARRANTS to DAVID L. MONTROSE, 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: 910 Easy St. #B, Crown Point, IN 46307
Parcel #: 45-16-06-254-038.000-042

PART- OF LOT 10, WHITE HAWK COUNTY CLUB, PHASE 2, AN ADDITION TO THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA, AS RECORDED IN PLAT BOOK 83, PAGE 59, IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 10; THENCE SOUTH 89 DEGREES 35 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE- OF SAID LOT 10, A DISTANCE OF 61.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 47.49 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 39 SECONDS WEST, A DISTANCE OF 115.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 10; THENCE NORTH 89 DEGREES 35 MINUTES 58 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 51.32 FEET; THENCE NORTH 02 DEGREES 17 MINUTES 56 SECONDS EAST, A DISTANCE OF 115.06 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA.



- Subject to: 1) Taxes, Easements, Covenants and restrictions of record;
- 2) All legal 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 12 day of October, 2017.

Barbara D. Matalin
BARBARA D. MATALIN

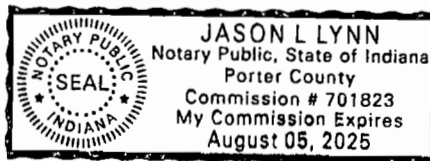
STATE OF IN)
COUNTY OF Lake) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 12 day of Oct., 2017, personally appeared **BARBARA D. MATALIN** and acknowledged the execution of the foregoing deed.

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

Jason Lynn
Jason Lynn, Notary Public
My Commission Expires: 8-5-2025
County of Residence: Porter

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

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.

AFF 17080751N

Carol Doyle
665484

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

OCT 18 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

028037

25.
ck-5484
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