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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 084316

2017 DEC 13 AM 11:46

BT1700734

MICHAEL B. BROWN
WARRANTY DEED RECORDER

THIS INDENTURE WITNESSETH, That Clarence E. Harding and Sheryl R. Harding, husband and wife (Grantor) **CONVEY(S) AND WARRANT(S)** Fred Anthony Ward and Shannon Nicole Ward, husband and wife (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, State of Indiana:

SEE ATTACHED EXHIBIT "A"

Property Address: 4580 W. 173rd Ave., Lowell IN 46356
Tax ID No.: 45-20-18-351-002.000-007; 45-20-18-351-003.000-007

Subject to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

IN WITNESS WHEREOF, Grantor has executed this deed on the 8th day of December, 2017.

Clarence E. Harding
Clarence E. Harding

Sheryl R. Harding
Sheryl R. Harding

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

STATE OF INDIANA)

COUNTY OF LAKE)

) SS.

Before me, a Notary Public in and for said County and State, personally appeared Clarence E. Harding and Sheryl R. Harding, husband and wife, who acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal on the 8th day of December, 2017.



Prepared by: Dena Phillips Farling for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address 4580 W. 173rd 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 Dena Phillips Farling BT1700734

Return to: 4580 W. 173rd Ave., Lowell IN 46356

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 12 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

43541

\$25100
JTB

1820504162

Chicago Title Insurance Company

EXHIBIT "A"

PARCEL 1

THE EAST HALF OF THE WEST 10 ACRES AND THE EAST 4.33 ACRES OF THE WEST 14.33 ACRES OF THE FOLLOWING: THE FRACTIONAL WEST HALF OF THE SOUTHWEST QUARTER (EXCEPT THE NORTH 33 ACRES THEREOF), IN SECTION 18, TOWNSHIP 33 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

EXCEPTING THEREFROM THE FOLLOWING: THE EAST 200 FEET OF THE SOUTH 625 FEET OF THE EAST HALF OF THE WEST 10 ACRES AND THE EAST 4.33 ACRES OF THE WEST 14.33 ACRES OF THE FOLLOWING: THE FRACTIONAL WEST HALF OF THE SOUTHWEST QUARTER (EXCEPT THE NORTH 33 ACRES THEREOF), IN SECTION 18, TOWNSHIP 33 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

EASEMENT PARCEL:

A 25 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS THE CENTER LINE OF WHICH IS DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF THE EAST 200 FEET OF THE SOUTH 625 FEET OF THE EAST HALF OF THE WEST 10 ACRES AND THE EAST 4.33 ACRES OF THE WEST 14.33 ACRES OF THE FOLLOWING: THE FRACTIONAL WEST HALF OF THE SOUTHWEST HALF (EXCEPT THE NORTH 33 ACRES THEREOF) IN SECTION 18, TOWNSHIP 33 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN; THENCE NORTH 90 DEGREES WEST (ASSUMED) ALONG THE SOUTH LINE THEREOF 133.4 FEET TO THE POINT OF BEGINNING, THENCE NORTH 02 DEGREES 17 MINUTES 47 SECONDS EAST 23.21 FEET; THENCE NORTH 11 DEGREES 53 MINUTES 47 SECONDS EAST 75.87 FEET; THENCE NORTH 04 DEGREES 21 MINUTES 07 SECONDS WEST 230.88 FEET; THENCE NORTH 11 DEGREES 59 MINUTES 59 SECONDS WEST 60.27 FEET; THENCE NORTH 33 DEGREES 37 MINUTES 37 SECONDS WEST 118.92 FEET TO A POINT ON THE WEST LINE OF SAID EAST 200 FEET WHICH IS 485.16 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, ALL IN LAKE COUNTY, INDIANA.

ALSO, A 15 FOOT UTILITY EASEMENT LYING EAST OF AND CONTIGUOUS TO THE 25 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS THE CENTER LINE OF WHICH IS DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF THE EAST 200 FEET OF THE SOUTH 625 FEET OF THE EAST ½ OF THE WEST 10 ACRES AND THE EAST 4.33 ACRES OF THE WEST 14.33 ACRES OF THE FOLLOWING: THE FRACTIONAL WEST ½ OF THE SOUTHWEST ¼ (EXCEPT THE NORTH 33 ACRES THEREOF) IN SECTION 18 TOWNSHIP 33 NORTH RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, THENCE NORTH 90 DEGREES WEST (ASSUMED) ALONG THE SOUTH LINE THEREOF 133.4 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 17 MINUTES 47 SECONDS EAST 23.21 FEET; THENCE NORTH 11 DEGREES 53 MINUTES 47 SECONDS EAST 75.87 FEET; THENCE NORTH 04 DEGREES 21 MINUTES 07 SECONDS WEST 230.88 FEET; THENCE NORTH 11 DEGREES 59 MINUTES 59 SECONDS WEST 60.27 FEET; THENCE NORTH 33 DEGREES 37 MINUTES 37 SECONDS WEST 118.92 FEET TO A POINT ON THE WEST LINE OF SAID 200 FEET WHICH IS 485.79 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, ALL IN LAKE COUNTY, INDIANA.

