

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 086713

2017 DEC 21 AM 10:17

MICHAEL B. BROWN
RECORDER

3

WARRANTY DEED

File No.: FNW1701654-LMM

THIS INDENTURE WITNESSETH, that John R. Gonda (Grantor) CONVEY(S) AND WARRANT(S) to Stephanie Arnold and Renee Arnold, joint tenants with rights of survivorship (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: 317 S. Broad St., Griffith, IN 46519

Tax ID No.: 45-11-02-176-005.000-006

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, Grantor has executed this deed this 12th day of December, 2017.



John R. Gonda

John R. Gonda

**FIDELITY NATIONAL
TITLE COMPANY**
FNW1701654 LC

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 20 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

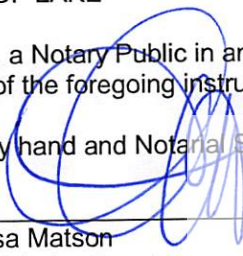
25-
FW
RV

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared John R. Gonda who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 12th day of December, 2017

Signature: 
Printed: Lisa Matson
Resident of: Lake County
State of: INDIANA
My Commission expires: February 1, 2024

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

Grantee's Address and Tax Billing Address: 10138 Idlewild Lane
Highland, IN 46322

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: Lisa M. Matson.

Return To: Stephanie Arnold and Renee Arnold
10138 Idlewild Lane
Highland, IN 46322



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): **45-11-02-176-005.000-006**

PARCEL I:

THAT PART OF THE SOUTH HALF OF THE SOUTH OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, LYING WESTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF CHICAGO AND ERIE RAILROAD COMPANY (NOW KNOWN AS THE ERIE RAILROAD) EXCEPT THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 288.6 FEET SOUTH OF THE NORTHWEST CORNER THEREOF RUNNING THENCE EAST 150 FEET, THENCE SOUTH 41 FEET, THENCE WEST 150 FEET, THENCE NORTH 41 FEET TO THE POINT OF BEGINNING; AND ALSO EXCEPTING THEREFROM; BEGINNING AT AN IRON STAKE ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTH HALF OF SAID QUARTER SECTION WHICH POINT IS 247.2 FEET SOUTH AND 332.5 FEET MORE OR LESS EAST OF THE NORTHWEST CORNER OF SAID QUARTER SECTION, THENCE CONTINUE EAST ON SAID NORTH LINE 127.23 FEET TO THE ERIE RAILWAY COMPANY'S PROPERTY LINE, THENCE SOUTHEASTERLY ALONG SAID ERIE RAILWAY COMPANY'S PROPERTY 94.75 FEET TO AN IRON PIN ON THE SOUTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTH HALF AFORESAID, THENCE WEST ON SAID LINE 172.77 FEET TO AN IRON PIN, THENCE NORTH 82.4 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, INDIANA.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL I AS SET FORTH IN AN EASEMENT DATED JUNE 9, 1948 AND RECORDED JUNE 14, 1948 AS INSTRUMENT NO. 346325 IN MISCELLANEOUS BOOK 488, PAGE 288 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA OVER THE FOLLOWING LAND: THE SOUTH 10 FEET OF THAT PART OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, LYING WESTERLY OF THE RIGHT-OF-WAY OF THE CHICAGO AND ERIE RAILROAD COMPANY.