2019-076041

2019 Nov 5

10:43 AM

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD MICHAEL B BROWN RECORDER

Mail tax bills to: 231 Auto Exchange, Inc. 5101 E. State Road 231 Crown Point, IN 46307 Parcel Nos. 45-17-30-300-004.000-044 and 45-17-31-102-001.000-044

WARRANTY DEED

THIS INDENTURE WITNESSETH, that Hiram S. Pelton IV and Tamyra T. Pelton, ("Grantors") CONVEY AND WARRANT to 231 Auto Exchange, Inc., of 5101 E. State Road 231, Crown Point, Indiana, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

Parcel 1: Part of the Southwest Quarter of the Southwest Quarter of Section 30, Township 34 North, Range 7 West of the 2nd Principal Meridian, described as follows: Beginning at a point on the South line of said Section which is 936 feet East of the Southwest corner thereof; thence North at right angles to said South line a distance of 223.56 feet to a point on the Southerly right of way line of State Highway No. 53; thence Southeasterly along said Southerly right of way a distance of 212.19 feet to a point which is 180.74 feet measured along said Southerly right of way line from the point of intersection of said Southerly right of way line and the South line of said Section which is 148.20 feet West of the point of intersection of said South line and the southerly right of way of said State Highway No. 53; thence West along said South Section line 174 feet to the place of beginning in Lake County, Indiana.

Parcel 2: Part of the Northwest Quarter of Section 31, Township 34 North, Range 7 West of the Second Principal Meridian, described as follows: Beginning at the Northwest corner of said Section; thence South 89 degrees 17 minutes 57 seconds East along the North line of said Section, 1,102.86 feet to the Northwest corner of a tract conveyed to Ruth Bacon by Warranty deed dated December 31, 1942 and recorded February 16, 1943 in Deed Record 672, Page 584 being 153.50 feet West of the Southwesterly line of State Highway No. 53; thence South 0 degrees 29 minutes 28 seconds West a distance of 569.40 feet to a point; thence North 88 degrees 56 minutes 14 seconds West, a distance of 200.00 feet to a point; thence in a Northwesterly direction 1,023 feet (more or less) to a point on the West line of said Section, said point being 90.00 feet South of the Northwest corner thereof, and said line being all on the North side of the lateral of Stoney Run Ditch; thence North 0 degrees 23 minutes 13 seconds East along said West line 90.00 feet to the place of beginning, all more commonly known as: 5101 E. St. Rd. 231, Leroy, IN 46355

Commonly known as: 5101 E. State Road 231, Crown Point, IN 46307

Subject to 2019 payable 2020 real estate taxes; easements, covenants, and restrictions contained in prior instruments of record; all building and zoning laws, ordinances, legal drains, right-of-way, and other matters which would be disclosed by an accurate survey of the premises.

| Hiram S. Pelton IV | | Tamyra T. Pelton | | |
|-----------------------------|--|--------------------------------------|-------------------------------|---------|
| STATE OF INDIANA |) | | | |
| COUNTY OF LAKE |) SS: | | | |
| | rsigned, a Notary Public in and for | said County and State, this 18th day | of October, 2019 personally a | ppeared |
| Hiram S. Pelton IV and Tamy | ra T Felion and acknowledged the ex KIMBERLY KAY | Y SCHULTZ | ۸. | - |

My Commission Expires 10/89/24

County of Residence Jasper County

Kimberty Kay Schultz, Notary Public

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in the attached document, unless required by law.

DULY ENTERED FOR TAXATION SUBJECT

Dated this 18th day of October, 2019

This instrument prepared by: Patrick A. Schuster, Attorney at Law, 1201 N. Main St., Crown Point, IN 46307; I.D. No. 1651-45

NOV 05 2019

JOHN E. PETALAS LAKE COUNTY AUDITOR 043818

Heartland
Title Services, Inc.
101 E. 90th Drive Suite C

Merrillville, IN 46410

#2724

Kim Schultz