

2019-082023

2019 Nov 27

10:23 AM

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

WARRANTY DEED

TAX: I.D. NO. 45-11-28-276-013.000-035

THIS INDENTURE WITNESSETH, That MICHAEL PONCIN AND SARAH PONCIN, HUSBAND AND WIFE (GRANTORS), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to JOSEPH MICHAEL KELLAMS, SINGLE MAN of LAKE County in the State of INDIANA (GRANTEE), 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 LOT 318 IN LAKE HILLS RESUBDIVISION UNIT 6, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 99 PAGE 59, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, WHICH PART OF SAID LOT 318 IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 318; THENCE NORTH 39 DEGREES 18 MINUTES 51 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT, 81.11 FEET TO A POINT OF DEFLECTION IN SAID WESTERLY LINE; THENCE NORTH 21 DEGREES 27 MINUTES 06 SECONDS EAST ALONG THE DEFLECTED WESTERLY LINE OF SAID LOT, 43.08 FEET TO THE TRUE POINT OF BEGINNING HEREOF; THENCE SOUTH 44 DEGREES 40 MINUTES 56 SECONDS EAST, 166.04 FEET TO A POINT ON THE CURVED EASTERLY LINE OF SAID LOT 318; THENCE NORTHEASTERLY ALONG SAID CURVED EASTERLY LINE, AN ARC DISTANCE OF 15.06 FEET TO THE EASTERLY MOST CORNER OF SAID LOT 318; THENCE NORTH 09 DEGREES 16 MINUTES 48 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT, 180.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 318; THENCE NORTH 57 DEGREES 05 MINUTES 19 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID LOT, 74.18 FEET TO THE NORTHWEST CORNER OF SAID LOT 318; THENCE SOUTH 21 DEGREES 27 MINUTES 06 SECONDS WEST, ALONG SAID WESTERLY LINE 110.09 FEET TO THE POINT OF BEGINNING.

Commonly known as: 8692 FOREST GLEN COURT, SAINT JOHN, INDIANA 46373

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2018 TAXES PAYABLE 2019, 2019 TAXES PAYABLE 2020 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 25th day of November, 2019.

Michael Poncin
MICHAEL PONCIN

Sarah Poncin
SARAH PONCIN

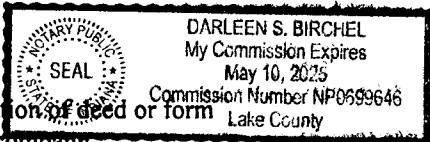
STATE OF INDIANA
COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 25th day of November, 2019, personally appeared: MICHAEL PONCIN AND SARAH PONCIN and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 0699646
My commission expires: 5-10-25
Resident of Lake County

Darleen Birchel
Printed Darleen Birchel, Notary Public

This instrument prepared by: NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. BOX 980, Cedar Lake, IN 46303
No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company.



RETURN DEED TO: GRANTEE
GRANTEE STREET OR RURAL ROUTE ADDRESS: 8692 FOREST GLEN COURT, SAINT JOHN, INDIANA 46373
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.

Darleen Birchel
Signature

Darleen Birchel
Printed Name

COMMUNITY TITLE COMPANY
FILE NO. 1917567

DULY ENTERED FOR REGISTRATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

NOV 27 2019 044209

JOHN E. PETALAS
LAKE COUNTY AUDITOR

75.
CK12025
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