

2020-010911

2020 Feb 13

9:15 AM

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

WARRANTY DEED

3

File No.: FNW1905322RJW

THIS INDENTURE WITNESSETH, that Judy Bowers (Grantor) CONVEY(S) AND WARRANT(S) to Gage A. Randolph and Jenna A. Harrell, 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: 17735 Indiana Court, Lowell, IN 46356-9375

Tax ID No.: 45-20-22-427-014.000-012

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 11th day of February, 2020.

Judy Bowers
Judy Bowers

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Judy Bowers 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 11th day of February, 2020.

Signature: *Terrence Francis O'Neill*
Printed: Terrence Francis O'Neill
Resident of: Porter County
State of: INDIANA
My Commission expires: May 16, 2025

040810

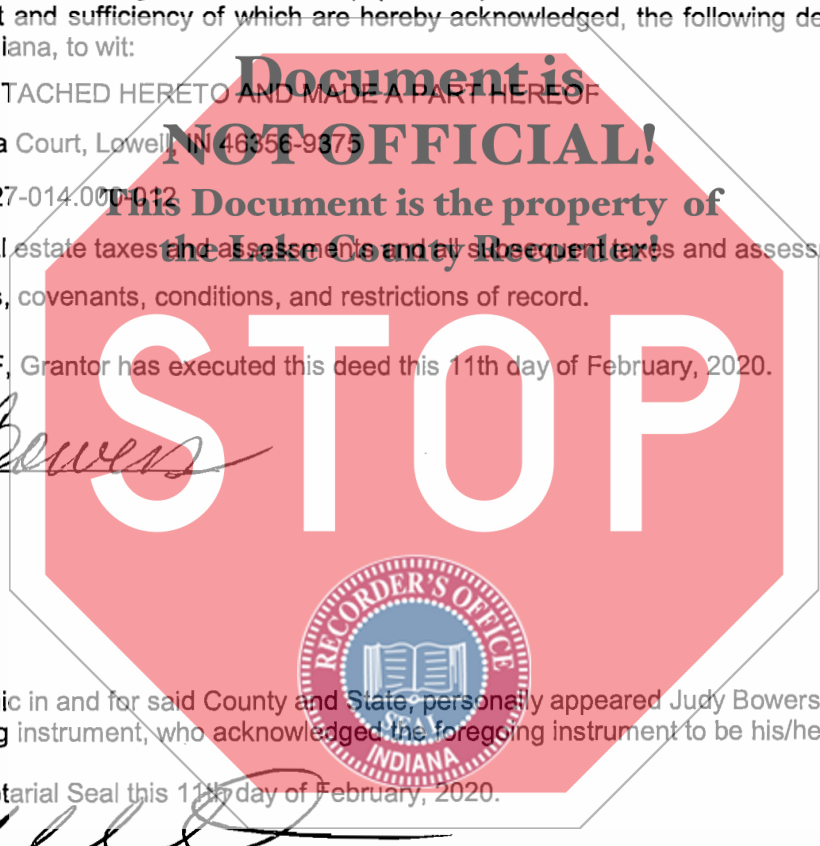
DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

FEB 13 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

FIDELITY NATIONAL
TITLE COMPANY
FNW1905322

25
CK#1820704504
8



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

Grantee's Address and Tax Billing Address: 17735 Indiana Court
Lowell, IN 46356-9375

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. Renee Wells.

Return To: Gage A. Randolph and Jenna A. Harrell
17735 Indiana Court
Lowell, IN 46356

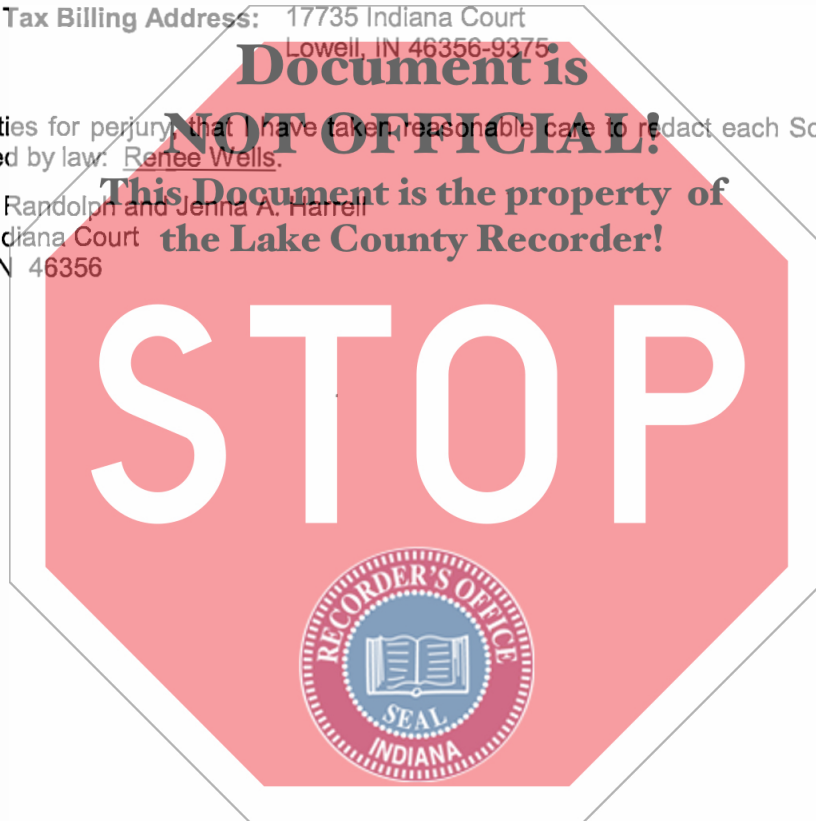


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-20-22-427-014.000-012

PART OF LOT 20 IN TUCSON TOWNHOMES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 81 PAGE 88, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 20; THENCE SOUTH 00 DEGREES 58 MINUTES 38 SECONDS EAST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 67.71 FEET TO THE INTERSECTION OF SAID EAST LINE WITH THE EXTENSION OF THE PARTY WALL DIVIDING THE UNITS OF THE BUILDING SITUATED ON LOT 20 COMMONLY KNOWN AS 17735-17737 INDIANA COURT; THENCE NORTH 76 DEGREES 46 MINUTES 23 SECONDS WEST, ALONG SAID EXTENDED PARTY WALL LINE, A DISTANCE OF 88.43 FEET; THENCE NORTH 71 DEGREES 34 MINUTES 46 SECONDS WEST, A DISTANCE OF 32.37 FEET TO A POINT ON THE CURVED EASTERLY RIGHT-OF-WAY LINE OF INDIANA COURT; THENCE NORTHERLY, ALONG SAID CURVED EASTERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 30.21 FEET, TO THE NORTHWESTERLY CORNER OF SAID LOT 20; THENCE NORTH 85 DEGREES 56 MINUTES 13 SECONDS EAST, ALONG THE NORTHERLY LINE THEREOF, A DISTANCE OF 111.68 FEET TO THE PLACE OF BEGINNING.

