

2

2020-048932

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

2020 Jul 30 9:11 AM

WARRANTY DEED

TAX: I.D. NO. 45-07-27-228-016.000-026

THIS INDENTURE WITNESSETH THAT, HEATHER M. PONTOW, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS TO GLENDA HOLIDAY, 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 2 IN REPLAT OF FOREST PARK AT 38TH, A PLANNED UNIT DEVELOPMENT IN THE TOWN OF HIGHLAND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 77, PAGE 55, AND AMENDED BY CERTIFICATE OF AMENDMENT RECORDED JULY 25, 1995 AS DOCUMENT NO. 95041984, AND AS REVISED BY REVISED PLAT RECORDED IN PLAT BOOK 79, PAGE 31, AND AS CORRECTED BY PLAT OF CORRECTION RECORDED IN PLAT BOOK 79, PAGE 47, AND AS CORRECTED BY PLAT OF CORRECTION, RECORDED IN PLAT BOOK 79, PAGE 70, AND AS AMENDED BY CERTIFICATE OF AMENDMENTS RECORDED MAY 1, 1996 AS DOCUMENT NO. 96028640, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, THENCE SOUTH 83 DEGREES 40 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 221.35 FEET; THENCE SOUTH 00 DEGREES, 53 MINUTES 45 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 9.88 FEET; THENCE SOUTH 89 DEGREES 06 MINUTES 45 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 84.07 FEET; THENCE SOUTH 10 DEGREES 28 MINUTES 21 SECONDS WEST, A DISTANCE OF 22.67 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 79 DEGREES 31 MINUTES 39 SECONDS EAST, A DISTANCE OF 28.04 FEET; THENCE SOUTH 10 DEGREES 28 MINUTES 21 SECONDS WEST, A DISTANCE OF 45 FEET; THENCE NORTH 79 DEGREES 31 MINUTES 39 SECONDS WEST, A DISTANCE OF 28.04 FEET; THENCE NORTH 10 DEGREES 28 MINUTES 21 SECONDS EAST, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 3917 PRICE CIR, HIGHLAND, IN 46322

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2019 TAXES PAYABLE 2020, 2020 TAXES PAYABLE 2021 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dated this 24th day of July, 2020.

Heather M. Pontow
HEATHER M. PONTOW

024479

JUL 29 2020

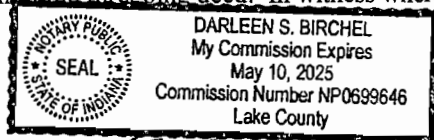
STATE OF Indiana, COUNTY OF Lake

SS: 24th

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Before me, the undersigned, a Notary Public in and for said County and State, this 24th day of July, 2020, personally appeared: HEATHER M. PONTOW and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribe my name and affixed my official seal.

Commission Number: 0699646



My commission expires: 5-10-25

Signature: Darleen S. Birchel

Resident of Lake County

Printed: Darleen S. Birchel, Notary Public

COMMUNITY TITLE COMPANY
FILE NO. 2018818

15380 25 AM

EXECUTED AND DELIVERED IN MY PRESENCE:

Peggy A. Ferguson Witness Signature

Peggy A. Ferguson Witness' Printed Name

STATE OF INDIANA)
COUNTY of Lake)

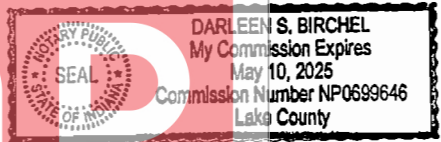
Before me, a Notary Public in and for said County and State, personally appeared the above named WITNESS Peggy A. Ferguson to the foregoing instrument, who, being duly sworn by me, did depose and say that he/she knows **HEATHER M. PONTOW** to be the individual(s) described herein and who executed the foregoing instrument in the Witness's presence, and that the above named described Witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.



Witness my hand and Notarial Seal this 24 day of July 2020

Darleen S. Birchel Notary Public Signature

Darleen S. Birchel Notary Public Printed Name



Commission Number: 0699646

My Commission Expires: 5/10/25

Resident of Lake County

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: **3917 PRICE CIR., HIGHLAND, IN 46322**
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 S. Birchel
Signature

Darleen S. Birchel
Printed Name