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2020-067981

2020 Sep 25

8:51 AM

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

WARRANTY DEED

File No.: CTNW2004396-JRA
CT Highland LLC

THIS INDENTURE WITNESSETH, that Christine G. Simmons (Grantor) CONVEY(S) AND WARRANT(S) to Carolyn J. Ham (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: 3731 Sandalwood Dr, Highland, IN 46322

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 15 day of September, 2020.

Christine G. Simmons

Christine G. Simmons

CHICAGO TITLE INSURANCE COMPANY

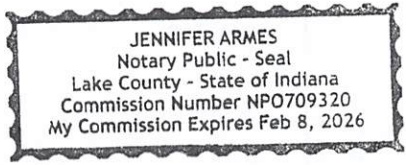
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Christine G. Simmons who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 15 day of September, 2020

Signature: *JAMES*
Printed: Jennifer Armes
Resident of: Lake County
State of: INDIANA
My Commission expires: February 8, 2026



Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 3731 Sandalwood Dr
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: Dena Phillips Farling.

043523

CK# 1820801875 \$12500

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

SEP 24 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

DB

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ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Warranty Deed

CERTIFICATE OF PROOF

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached:

Jared G. Gortierrez
Witness Signature

Witness Name (Jared Gortierrez)

PROOF:
State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, on 9/15/2020, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Christine G. Simmons to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Christine G. Simmons execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

Witness my hand and Notarial Seal this 15 day of September, 2020

Signature: JAMES

Printed: Jennifer Armes

Resident of: Lake County

State of: INDIANA

My Commission expires: February 8, 2026

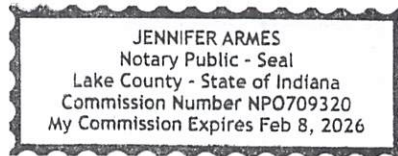


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-07-22-404-012.000-026

PART OF LOT 20 IN SANDALWOOD SUBDIVISION PHASE ONE, AN ADDITION TO THE TOWN OF HIGHLAND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 82 PAGE 91, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, WHICH PART IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 20; THENCE SOUTHWESTERLY ALONG THE CURVED SOUTHERLY LINE OF SAID LOT 20, ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 48.86 FEET; THENCE NORTH 29 DEGREES 52 MINUTES 00 SECONDS WEST, PARALLEL TO THE EAST LINE OF SAID LOT 20, A DISTANCE OF 135.78 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 20, A DISTANCE OF 49.06 FEET TO THE NORTHEAST CORNER OF SAID LOT 20; THENCE SOUTH 29 DEGREES 52 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 20, A DISTANCE OF 129.14 FEET TO THE POINT OF BEGINNING.