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2020-068180

2020 Sep 25

9:42 AM

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

WARRANTY DEED

File No.: CTNW2004358
CT CrownPoint LLC

THIS INDENTURE WITNESSETH, that Paula E. Knight (Grantor) CONVEY(S) AND WARRANT(S) to Matthew Stucky, Lory Stucky and Richard Hobbs joint tenants with right 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: 3810 W 45th Ave, Gary, IN 46408-3519

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 18th day of September, 2020.

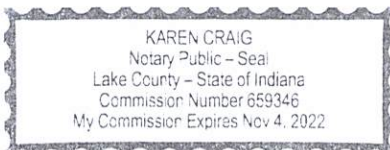
Paula E. Knight
Paula E. Knight

STATE OF Indiana
COUNTY OF Lake

Before me, a Notary Public in and for said County and State, personally appeared Paula E. Knight 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 18th day of September, 2020

Signature: _____
Printed: Karen Craig
Resident of: Lake County
State of: Indiana
My Commission expires: 11/4/2022



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

Grantee's Address and Tax Billing Address: 3810 W 45th Ave
Gary, IN 46408-3519

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.

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

SEP 24 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

003684

H2500
1820801873
JD

CHICAGO TITLE INSURANCE COMPANY

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:

[Signature]
Witness Signature

Witness Name (Joanna Amaya)

PROOF: IN
State of _____

County of Lake

Before me, a Notary Public in and for said County and State, on 9/18/2020, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Paula E. Knight to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Paula E. Knight 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 18th day of September, 2020

Signature: _____
Printed: Karen Craig
Resident of: Lake County
State of: IN
My Commission expires: 11/4/2022

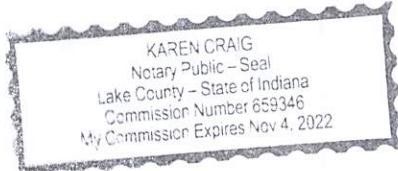


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-08-30-451-002.000-001

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS:

COMMENCING AT A POINT 364.80 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE EAST 165.50 FEET; THENCE NORTH 1316 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, THENCE WEST 165.50 FEET; THENCE SOUTH TO THE POINT OF BEGINNING, EXCEPT THE SOUTH 10 FEET THEREOF, IN LAKE COUNTY, INDIANA.

EXCEPTING THEREFROM, A PART OF SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 8 WEST, LAKE COUNTY, INDIANA, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION 364.80 FEET EAST OF THE SOUTHWEST CORNER THEREOF (THE FOREGOING PORTION OF THIS DESCRIPTION BEGINNING WITH THE WORDS "COMMENCING AT A POINT" IS TAKEN FROM INSTRUMENT NUMBER 382360 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA), THENCE NORTH 00 DEGREES 24 MINUTES 29 SECONDS WEST 10.00 FEET TO THE NORTH BOUNDARY OF 45TH AVENUE; THENCE CONTINUING NORTH 00 DEGREES 24 MINUTES 29 SECONDS WEST 35.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 05 SECONDS EAST 165.50 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 29 SECONDS EAST 35.00 FEET TO SAID NORTH BOUNDARY OF 45TH AVENUE; THENCE CONTINUING SOUTH 00 DEGREES 24 MINUTES 29 SECONDS EAST 10.00 FEET ALONG SAID SOUTH LINE; THENCE NORTH 89 DEGREES 55 MINUTES 05 SECONDS WEST 165.50 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, CONTAINING 0.171 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY WHICH CONTAINS 0.038 ACRES MORE OR LESS.