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2020-072933

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

2020 Oct 14 8:36 AM

WARRANTY DEED

File No.: FNW2004982-RJW

THIS INDENTURE WITNESSETH, that Fred H. Matzdorf and Barbara S. Matzdorf, husband and wife (Grantor) CONVEY(S) AND WARRANT(S) to Michael Helwig and Christopher Barnett, as a married couple, tenants by the entirety (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: 3086 Sunrise Dr, Crown Point, IN 46307 and 3087 Sunrise Drive, Crown Point, IN 46307

Tax ID No.: 45-17-09-378-003.000-044 and 45-17-09-378-004.000-044

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 28th day of September, 2020.

Fred H. Matzdorf
Fred H. Matzdorf

Barbara S. Matzdorf
Barbara S. Matzdorf



FIDELITY NATIONAL
TITLE COMPANY
FNW2004982

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

OCT 09 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25-RN
CK#1820704772

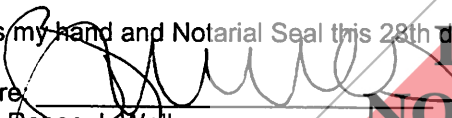
026902

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Fred H. Matzdorf and Barbara S. Matzdorf 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 28th day of September, 2020

Signature: 
Printed: Renee J. Wells
Resident of: Lake County
State of: INDIANA
My Commission expires: July 8, 2025

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder

RENEE J. WELLS
LAKE COUNTY - INDIANA
Commission No. 702361
My Commission Expires 07/08/2025

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

Grantee's Address and Tax Billing Address: ~~3086 Sunrise Dr~~
Crown Point, IN 46307

2098 Hidden Valley Dr.

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: Michael Helwig and Christopher Barnett
~~3086 Sunrise Dr~~
Crown Point, IN 46307

2098 Hidden Valley Dr

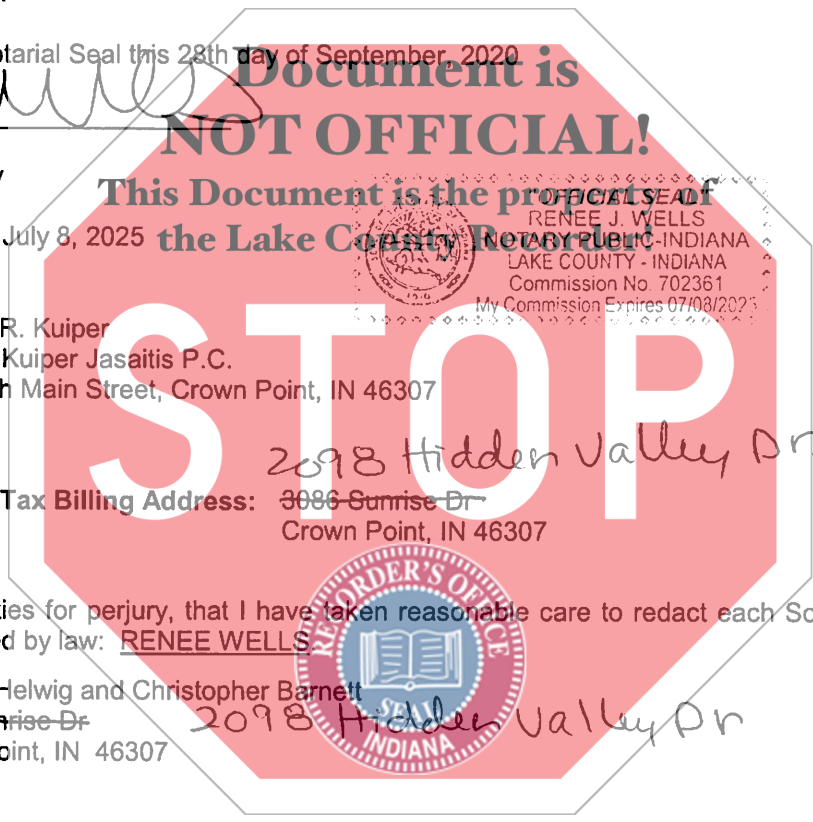


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-17-09-378-003.000-044 and 45-17-09-378-004.000-044

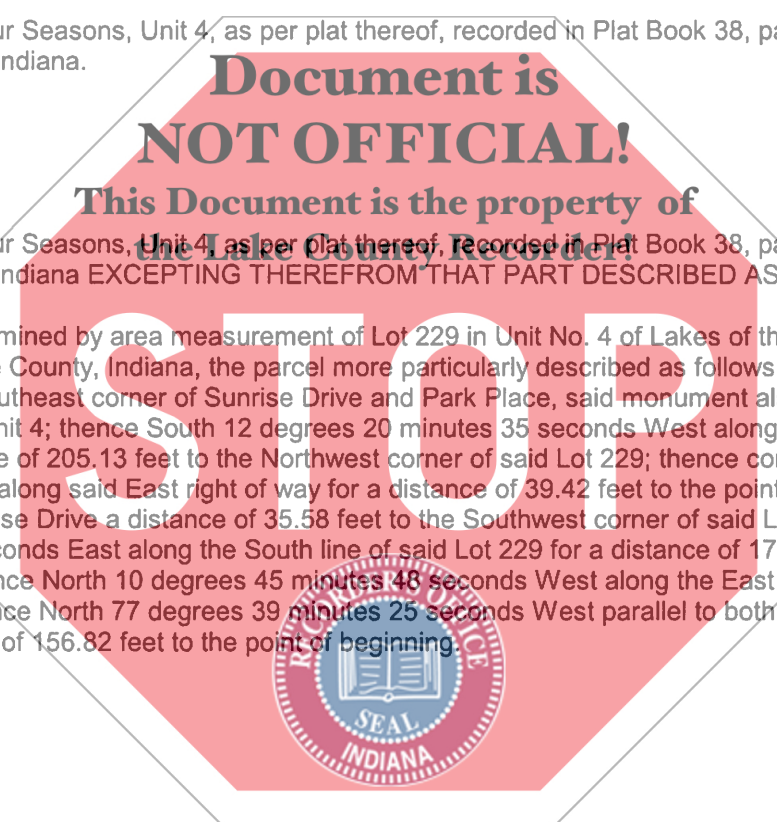
PARCEL 1:

Lot 228 in Lakes of the Four Seasons, Unit 4, as per plat thereof, recorded in Plat Book 38, page 3, in the Office of the Recorder of Lake County, Indiana.

PARCEL 2:

Lot 229 in Lakes of the Four Seasons, Unit 4, as per Plat thereof, recorded in Plat Book 38, page 3, in the Office of the Recorder of Lake County, Indiana EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

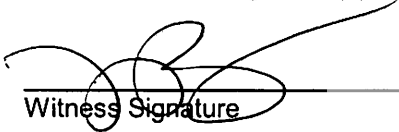
The Southerly 1/2 as determined by area measurement of Lot 229 in Unit No. 4 of Lakes of the Four Seasons, as shown in Plat Book 38, page 3, Lake County, Indiana, the parcel more particularly described as follows: commencing at a monument found at the Southeast corner of Sunrise Drive and Park Place, said monument also marking the Northwest corner of Lot 227 in said Unit 4; thence South 12 degrees 20 minutes 35 seconds West along the East right of way of said Sunrise Drive for a distance of 205.13 feet to the Northwest corner of said Lot 229; thence continuing South 12 degrees 20 minutes 35 seconds West along said East right of way for a distance of 39.42 feet to the point of beginning; thence continuing along said Sunrise Drive a distance of 35.58 feet to the Southwest corner of said Lot 229; thence South 77 degrees 39 minutes 25 seconds East along the South line of said Lot 229 for a distance of 172.00 feet to the Southeast corner of said Lot 229; thence North 10 degrees 45 minutes 48 seconds West along the East line of said Lot 229 for a distance of 38.68 feet; thence North 77 degrees 39 minutes 25 seconds West parallel to both the North and South lines of said Lot 229 for a distance of 156.82 feet to the point of beginning.



CERTIFICATE OF PROOF

File No.: FNW2004982-RJW

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



Witness Signature

Tina Poling

Witness Name

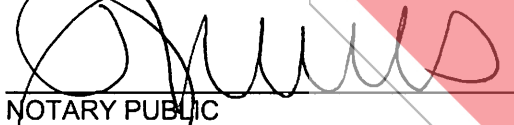


PROOF:

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, on September 28, 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 Fred H. Matzdorf and Barbara S. Matzdorf to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Fred H. Matzdorf and Barbara S. Matzdorf execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.



NOTARY PUBLIC

Printed: Renee J. Wells

Resident of: Lake County

State of: INDIANA

My Commission expires: July 8, 2025

CERTIFICATE OF PROOF
(continued)

Property Address: 3086 Sunrise Dr, Crown Point, IN 46307

Grantee's Address and Tax Mailing Address: 3086 Sunrise Dr
Crown Point, IN 46307

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: RENEW WELLS.

Instrument prepared by:

Timothy R. Kuiper
Austgen Kuiper Jasaitis P.C.
130 North Main Street, Crown Point, IN 46307

