

# NOT AN OFFICIAL DOCUMENT

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GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2021-030969  
9:02 AM 2021 Apr 8

## WARRANTY DEED

TAX: I.D. NO. 45-12-31-326-001.000-029

THIS INDENTURE WITNESSETH THAT, CHARLES EWING AND JENNIFER A. EWING, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, (GRANTORS), of LAKE County in the State of INDIANA, CONVEY AND WARRANT TO RANDAL J. LEFFELMAN AND KAREN T. LEFFELMAN, HUSBAND AND WIFE, of LAKE County in the State of INDIANA, (GRANTEES), 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:

LOT 198 AND THE NORTHERLY 1/2 OF LOT 199 IN WHITE HAWK COUNTRY CLUB - PHASE 4, BLOCK 2, AN ADDITION TO THE TOWN OF CROWN POINT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 89 PAGE 68, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; SAID NORTHERLY 1/2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 198; THENCE SOUTH 67 DEGREES 13 MINUTES 47 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 199, A DISTANCE OF 188.95 FEET TO THE RIGHT-OF-WAY LINE OF CHALONE COURT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET AND AN ARC LENGTH OF 23.56 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 48 SECONDS WEST A DISTANCE OF 170.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 199; THENCE NORTH 00 DEGREES 16 MINUTES 13 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 95.27 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 1667 CHALONE CT., CROWN POINT, IN 46307

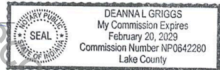
SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2020 TAXES PAYABLE 2021, 2021 TAXES PAYABLE 2022 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 1 day of April, 2021

[Signature]  
CHARLES EWING

[Signature]  
JENNIFER A. EWING



STATE OF Indiana COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 1 day of April, 2021 personally appeared: CHARLES EWING AND JENNIFER A. EWING and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribe my name and affixed my official seal.

Commission Number: 6042280

My commission expires: 2/20/23 Signature [Signature]

Resident of Lake County Lake Printed Deanna Griggs, Notary Public

Signature  
Printed  
APR 07 2021  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

25-RM  
CK 1585

This instrument prepared by: NATHAN D. VIS, Attorney at Law, ID No. 29535-45

COMMUNITY TITLE COMPANY  
FILE NO. 2121125

# NOT AN OFFICIAL DOCUMENT

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: **GRANTEES**  
GRANTEE STREET OR RURAL ROUTE ADDRESS: **1667 CHALONE CT., CROWN POINT, IN 46307**  
SEND TAX BILLS TO: **GRANTEES**

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.

  
Signature

  
Printed Name

Property of Lake County Recorder