

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-031034

9:59 AM 2021 Apr 8

TAX ID NUMBER(S)
State ID Number Only 45-23-04-400-002.000-037
State ID Number Only 45-23-04-376-011.000-037

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Edward L. Cleveland and Christine J. Cleveland, Husband and Wife

CONVEY(S) AND WARRANT(S) TO

David Fiegle, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER


APR 06 2021


JOHN E. PETALAS
LAKE COUNTY AUDITOR

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 26th day of March 2021.


Edward L. Cleveland


Christine J. Cleveland

MTC File No.: 21-6702 (UD)

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7698

D

HOLD FOR MERIDIAN TITLE CORP

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State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Edward L. Cleveland and Christine J. Cleveland** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 26th day of March 2021.

09-13-2025

My Commission Expires:
705235

Commission No.
Lake, In

Notary Public County and State of Residence

This instrument was prepared by:

Andrew R. Drake, Attorney-at-Law
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

Property Address:
10212 West 205th Avenue
Lowell, IN 46356

Grantee's Address and Mail Tax Statements To:

0470 Highland Ct
St. John, IN 46373

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. Andrew R. Drake



Paula Barrick

Signature of Notary Public

Paula Barrick

Printed Name of Notary

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EXHIBIT A

Parcel I:

The North 15 acres of the Southeast 1/4 of the Southwest 1/4 AND the North 5 acres of the South 1/2 of the Southeast 1/4 of the Southwest 1/4, all in Section 4, Township 32 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana.

ALSO, The North 1/2 of the North 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 AND the South 1/2 of the South 1/2 of the North 1/2 of the Southeast 1/4 of the Southwest 1/4 all in Section 4, Township 32 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana.

ALSO, the East 5 acres of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 4, Township 32 North, Range 9 West of the 2nd P.M. in West Creek Township in Lake County, Indiana.

EXCEPTING THEREFROM THE FOLLOWING: Part of the East 5 acres of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 AND part of the Southeast 1/4 of the Southwest 1/4 both parts being in Section 4, Township 32 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, more particularly described as follows: Commencing at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 4; thence North 89°34'42" West along the North line of said Southwest 1/4 a distance of 330.82 feet to the Northwest corner of said East 5 acres; thence South 00°13'03" West along the West line of said East 5 acres a distance of 497.19 feet; thence South 89°36'20" East a distance of 330.86 feet to a point on the East line of said Southwest 1/4; thence continue South 89°36'20" East a distance of 219.14 feet; thence North 00°12'48" East a distance of 466.93 feet to a point 30.0 feet South of the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 4; thence North 89°34'42" West parallel to said North line a distance of 219.14 feet to the East line of the Southwest 1/4 of said Section 4; thence North 00°12'48" East a distance of 30.00 feet, to the Point of Beginning, containing 6.12 acres, more or less.

Parcel II:

Part of the West Half of the Southwest Quarter of the Southeast Quarter of Section 4, Township 32 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 4; thence South 89° 35' 09" East along the South line of said Southeast Quarter, 475.00 feet; thence continue along said South line, South 89° 35' 09" East, 136.87 feet to the point of beginning; thence North 00° 10' 58" East, 929.66 feet; thence North 89° 34' 42" West, parallel to the North line of said Southeast Quarter, 611.70 feet to the West line of said Southeast Quarter; thence North 00° 11' 34" East along said West line, 394.11 feet, to the Northwest corner of said Southwest Quarter of the Southeast Quarter; thence South 89° 34' 42" East along the North line of said Southwest Quarter, 661.63 feet to the

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East line of the West Half of said Southwest Quarter; thence South 00° 10' 58" West along said East line, 1325.09 feet, more or less to the South line of said Section 4; thence North 89° 35' 09" West, along said line, 50.00 feet to the point of beginning, containing 7.07 acres more or less.

Parcel III:

A non-exclusive Easement for Ingress and Egress granted in Access Easement by and between Daniel Groen and Marissa Groen and Edward L. Cleveland and Christine J. Cleveland recorded August 1, 2019 as Document No. 2019-048392 in the Office of the Recorder of Lake County, Indiana more particularly described as follows: The East 16.5 feet of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 32 North, Range 9 West of the Second Principal Meridian, lying Southerly of the Southerly right of way line of State Road No. 2 in Lake County, Indiana, as created by the certain Deed from Leroy Hayden and Ida D. Hayden, his wife, to John Nelson dated December 14, 1911 and recorded January 22, 1912 in Deed Record 175, page 363.

ALSO, a part of the Northeast 1/4 of the Southwest 1/4 of Section 4, Township 32 North, Range 9 West of the Second Principal Meridian, beginning at the Southwest corner of said Northeast 1/4, Southwest 1/4, thence East on the South line of said 1/4 1/4 section 18 feet; thence Northwesterly to a point on the West line of said Northwest 1/4, Southwest 1/4, which is 16.50 feet North of the Southwest corner of said 1/4 1/4 section; thence South on the West line of said 1/4 1/4 section to the point of beginning, in Lake County, Indiana.