

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 021-0033, 1

2021 505975

04/27/2021 10:48AM

Total Fees: 25.00

By: TS

Pg #: 2

STATE OF INDIANA

LAKE COUNTY

FILED FOR RECORD

GINA PIMENTEL

RECORDER

Mail tax bills to:
Manuel Cedano
21365 Mississippi St.
Hebron, IN 46341

Parcel No. 45-24-11-300-002.000-012

WARRANTY DEED

THIS INDENTURE WITNESSETH, that B-2-B Holding Company a Missouri Company ("Grantor"), **CONVEYS AND WARRANTS** to Manuel Cedano of Lake County, Indiana, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

AN APPROXIMATELY FIVE (5) ACRE PARCEL CONSISTING OF A SQUARE HAVING SIDES 466.7 FEET LONG IN THE SOUTHWESTERNMOST CORNER OF THE FOLLOWING TRACT: THAT PART OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 32 NORTH, RANGE 8 WEST OF THE SECOND P.M., WHICH LIES NORTH OF THE BROWN DITCH, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 00° 00' 00" WEST ALONG THE WEST LINE OF SAID SECTION 11 A DISTANCE OF 721.92 FEET TO THE CENTER OF BROWN DITCH, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 00° 00' 00" WEST ALONG SAID WEST LINE A DISTANCE OF 1918.32 FEET MORE OR LESS TO THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 11; THENCE NORTH 89° 49' 10" EAST ALONG SAID NORTH LINE A DISTANCE OF 5074.08 FEET MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-65 AS PER RIGHT OF WAY GRANT RECORDED IN RIGHT OF WAY BOOK 1229 PAGE 166 ON SEPTEMBER 5, 1964 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, SAID POINT BEING 221.62 FEET WEST OF THE EAST LINE OF SAID SECTION 11; THENCE SOUTH 00° 12' 22" WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 693.26 FEET TO THE CENTER OF BROWN DITCH; THENCE SOUTH 75° 58' 53" WEST ALONG THE CENTER LINE OF SAID BROWN DITCH A DISTANCE OF 4386.55 FEET; THENCE CONTINUE ALONG SAID CENTER LINE SOUTH 77° 39' 30" WEST A DISTANCE OF 834.95 FEET TO THE POINT OF BEGINNING.

PIN: 45-24-11-300-002.000-012

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 27 2021 VH

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Commonly known as 21365 Mississippi St., Hebron, IN 46341

Document prepared by Kevin E. Werner, 405 N. Main St., Crown Point, IN Ph: 219-228-0590; Fax: 219-228-1928

Return to: Manuel Cedano 21365 Mississippi St., Hebron, IN 46341

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