

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 021-517612, 1

2021 517612

07/13/2021 10:47 AM

Total Fees: 25.00

By: TS

Pg #: 3

STATE OF INDIANA

LAKE COUNTY

FILED FOR RECORD

GINA PIMENTEL

RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 12 2021 VH

JOHN E. PETALAS
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: FNW2102715-RJW

THIS INDENTURE WITNESSETH, that Ryan S. Hoffman and Ammy E. Hoffman, husband and wife (Grantor) CONVEY(S) AND WARRANT(S) to Timothy R Porter and Linsey Michelle Porter, husband and wife (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

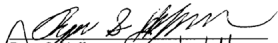
Property: 620 S. Court Street, Crown Point, IN 46307

Tax ID No.: 45-16-08-380-007.000-042

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 9th day of July, 2021.



Ryan S. Hoffman



Ammy E. Hoffman

FIDELITY NATIONAL TITLE
FNW2102715

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LAKE COUNTY, INDIANA, 021-17612, 1

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Ryan S. Hoffman and Ammy E. Hoffman 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 9th day of July, 2021

Signature:

Printed: Renee J. Wells
Resident of: Lake County
State of: INDIANA

My Commission expires: July 8, 2025



RENEE J. WELLS
Commission Number 702361
My Commission Expires 07/08/25
County of Residence Lake County

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: 620 S. Court Street
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: Renee Wells.

Return To: Timothy R Porter and Linsey Michelle Porter
620 S. Court Street
Crown Point, IN 46307

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): **45-16-08-380-007.000-042**

PARCEL 1:

THE SOUTH 40.36 FEET OF LOT 13 AS MEASURED ALONG THE EAST LINE OF SAID LOT 13, THE NORTH LINE OF SAID SOUTH 40.36 FEET BEING PARALLEL WITH THE SOUTH LINE OF SAID LOT 13; ALSO THE VACATED ALLEY 12 FEET WIDE LYING SOUTH OF AND ADJOINING SAID LOT 13 IN SECOND SOUTH ELMWOOD ADDITION TO CROWN POINT, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 6, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2:

THE NORTH 53.02 FEET AS MEASURED ALONG THE EAST LINE THEREOF, OF A TRACT OF LAND IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, WHICH TRACT OF LAND IS DESCRIBED AS COMMENCING AT A POINT WHICH IS 7.79 CHAINS (514.44 FEET) NORTH AND 6.09 CHAINS (401.94 FEET) WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 8; AND RUNNING THENCE WEST 6.09 CHAINS (401.94 FEET) ALONG THE SOUTH LINE OF SECOND SOUTH ELMWOOD ADDITION TO CROWN POINT, INDIANA, EXTENDED EAST, TO THE CENTER LINE OF COURT STREET; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID COURT STREET 2.49 CHAINS (164.34 FEET); THENCE EAST 6.73 CHAINS (444.18 FEET); THENCE NORTH 2.40 CHAINS (158.40 FEET) TO THE PLACE OF BEGINNING.

PARCEL 3:

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA, DESCRIBED AS BEGINNING AT A POINT ON THE CENTERLINE OF COURT STREET, WHICH IS 515.14 FEET NORTH AND 803.88 FEET WEST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE 55.55 FEET TO THE SOUTHWESTERLY CORNER OF THE TRACT OF LAND CONVEYED TO ARTHUR J. HENDERLONG AND WIFE NEVA IN PARCEL 2 BY WARRANTY DEED RECORDED IN DEED RECORD 839, PAGE 311; THENCE EAST 200 FEET ALONG THE SOUTH LINE OF SAID HENDERLONG TRACT TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 25.70 FEET; THENCE EAST TO A POINT WHICH IS 474.44 FEET WEST OF THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH 25.70 FEET TO THE SOUTH LINE OF THE AFORESAID HENDERLONG TRACT TO THE PLACE OF BEGINNING.