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GINA PIMENTEL RECORDER STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2021-057187

8:32 AM 2021 Aug 31

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Mail tax bills to: 9312 VAN BUREN ST CROWN POINT, IN, 46307 Parcel No.

45-12-33-201-002.000-029

NORTHWEST INDIANA TITLE 162 WASHINGTON STREET LOWELL, IN 46356

WARRANTY DEED

219-696-0100 2*65*42

THIS INDENTURE WITNESSETH, That DOROTHY L. ROBERTS, ("Grantors")

of LAKE County in the State of Indiana

CONVEY (S) AND WARRANT (S) TO GLENN C. SMITH, ("Grantee")

AND BETTY L. SMITH, HUSBAND AND WIFE

of LAKE County in the State of Indiana

in consideration of One Dollar 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:

PART OF TRACT 1 IN PHASE ONE OF PEBBLE BROOKS, A PLANNED UNIT DEVELOPMENT IN CROWN POINT, INDIANA AS SHOWN IN PLAT BOOK 069, PAGE 39, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, WHICH PART OF SAID TRACT 1 IS DESCRIBED AS FOLLOWS:

COMMENCING A THE WESTERLY MOST CORNER OF SAID TRACT 1; THENCE NORTH 35 DEGREES 36 MINUTES 28 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID TRACT 1, A DISTANCE OF 99.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 35 DEGREES 36 MINUTES 28 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 41.00 FEET TO THE NORTHERNMOST CORNER OF SAID TRACT 1. THENCE SOUTH 54 DEGREES 23 MINUTES 32 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF SAID TRACT 1, A DISTANCE OF 65.00 FEET, THENCE SOUTH 75 DEGREES 30 MINUTES 38 SECONDS EAST, ALONG THE WORTHEASTERLY LINE OF VAN BUREN STREET (40 MINUTES RW); THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF VAN BUREN STREET; ON A CURVE CONCAVE TO THE WEST MAD HAVING A RADIUS OF 30 SECONDS FEET, AN ARC DISTANCE OF 20.87 FEET TO A POINT OR REVERSE CURVE; THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF VAN BUREN STREET, ON A CURVE CONCAVE TO THE WEST MAD HAVING A RADIUS OF SECONDS FEET, AN ARC DISTANCE OF 20.87 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF VAN BUREN STREET, ON A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 160.0 FEET, AN ARC DISTANCE OF 30.92 FEET; THENCE

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

AUG 30 2021

JOHN E. PETALAS LAKE COUNTY AUDITOR AMOUNT S_

CHECK # CHARGE

OVERAGE COPY___

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CLERK_

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NORTH 54 DEGREES 23 MINUTES 32 SECONDS WEST, PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID TRACT, 102,39 FEET TO THE POINT OF BEGINNING.

Commonly known as: 9312 VAN BUREN ST, CROWN POINT, IN, 46307 Grantee's address: 9312 VAN BUREN ST, CROWN POINT, IN, 46307

Subject to: Taxes for 2020 and subsequent years, building lines, covenants and restrictions.

IN WITNESS WHEREOF, Grantor has executed this deed this 08/18/21.

Morothy L. Hobert

STATE OF INDIANA COUNTY OF LAKE

)) SS:

Before me, a Notary Public in and for said County and State, personally appeared DOROTHY L. ROBERTS who acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial Seal this 08/18/21.

My comm ssign spires: RICHARD A. ZUNICA County of (SEAL) My Commission Number 656363 (Neal) My Commission Expires 08/31/22 County of Residence Poter County

[Notary Public's Signature]

[Notary Public's' Printed Name]

Pecorder

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.

RICHARD & ZUNICA

This Instrument prepared by: Attorney Richard A. Zunica, 162 Washington Street, Lowell, In 46356, File No. 21-26592