

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 021-53245, I

2021-53245

20/12/2021 03:43 PM

Total Fees: 25.00

By: KNK

Pg #: 2

STATE OF INDIANA

LAKE COUNTY

FILED FOR RECORD

GINA PINENTEL

RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 12 2021 cR

JOHN E. PETALAS
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: CTNW2105818-JRA
CT Highland LLC

THIS INDENTURE WITNESSETH, that Virginia Rife (Grantor) CONVEY(S) AND WARRANT(S) to Bonnie R. Brennan, Trustee of the Bonnie R. Brennan Family Trust dated August 9, 2004 (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: 3962 Juniper Trl, Highland, IN 46322

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.

The undersigned hereby certifies that to the best of his knowledge and belief a certain Power of Attorney dated August 3, 2016 and recorded _____ as Document # _____ has not been revoked by the death of the principal, nor by voluntary revocation by the principal.

IN WITNESS WHEREOF, Grantor has executed this deed this 30 day of September 2021.

~~Virginia Rife, by Richard Cleveringa, AS AIF~~
Virginia Rife, by Richard Cleveringa, her Attorney-in-Fact

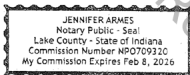
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Virginia Rife, by Richard Cleveringa, her Attorney-in-Fact, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 30 day of September 2021

Signature: [Signature]
Printed: Jennifer Armes
Resident of Lake County
State of: INDIANA
My Commission expires: February 8, 2026



Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 3962 Juniper Trl, Highland, IN 46322

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: Dena Phillips Farling.

CHICAGO TITLE INSURANCE COMPANY

Property of Lake County Recorder

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-07-22-429-009.000-026

PART OF LOT 32 IN SANDALWOOD SUBDIVISION, PHASE 3, IN THE TOWN OF HIGHLAND, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 89 PAGE 84, IN THE OFFICE OF LAKE COUNTY, INDIANA, WHICH PART OF SAID LOT 32 IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 32; THENCE SOUTH 73 DEGREES 42 MINUTES 01 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 32 A DISTANCE OF 25.89 FEET; THENCE NORTH 13 DEGREES 38 MINUTES 17 SECONDS EAST, 126.25 FEET OF A POINT OF CURVE IN THE NORTHERLY LINE OF SAID LOT 32; THENCE NORTH 88 DEGREES 35 MINUTES 32 SECONDS WEST, ALONG SAID NORTHERLY LINE, 57.20 FEET TO THE NORTHWEST CORNER OF SAID LOT 32; THENCE SOUTH 01 DEGREES 08 MINUTES 46 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT, 116.85 FEET TO THE POINT OF BEGINNING.

Property of Lake County Recorder