

NOT AN OFFICIAL DOCUMENT

2021-543838
12/21/2021 01:56 PM
TOTAL FEES: 25.00
BY: SP
PG #: 4

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 20 2021 cR

JOHN E. PETALAS
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: FNW2105003-SMS

THIS INDENTURE WITNESSETH, that Anne Sikma (Grantor) CONVEY(S) AND WARRANT(S) to CWS Holdings LLC (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: Part of 10606 Calumet Ave., Saint John, IN 46373

Tax ID No.: 45-14-01-400-002.000-015 (Affects the Land and Other Real Estate)

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 14th day of December, 2021.




Anne Sikma

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Anne Sikma 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 14th day of December, 2021

Signature: 
Printed: Shannon Stiener
Resident of: Lake County
State of: INDIANA
My Commission expires: March 14, 2023



FIDELITY NATIONAL TITLE
FNW2105003

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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: 8900 Wicker Avenue
Saint 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: Shannon Stiener.

Return To: CWS Holdings LLC
8900 Wicker Avenue
Saint John, IN 46373

Property of Lake County Recorder

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 45-14-01-400-002.000-015

THAT PART OF THE NORTH 40 ACRES OF THE EAST 100 ACRES OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 34 NORTH, RANGE 10 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 44 MINUTES 07 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 965.61 FEET TO A POINT ON THE WEST LINE OF OUTLOT I IN GREYSTONE OF ST. JOHN UNIT 3 BLOCK 1, RECORDED AS DOCUMENT NUMBER 2021-057113, SAID POINT BEING THE POINT OF BEGINNING,

THENCE ALONG THE WESTERLY PERIMETER OF SAID GREYSTONE OF ST. JOHN UNIT 3 BLOCK 1 FOR THE NEXT ELEVEN (11) COURSES: (1) THENCE SOUTH 03 DEGREES 44 MINUTES 39 SECONDS WEST, A DISTANCE OF 217.00 FEET; (2) THENCE SOUTH 86 DEGREES 15 MINUTES 21 SECONDS EAST, A DISTANCE OF 12.65 FEET; (3) THENCE SOUTH 03 DEGREES 44 MINUTES 39 SECONDS WEST, A DISTANCE OF 140.00 FEET; (4) THENCE SOUTH 86 DEGREES 15 MINUTES 21 SECONDS EAST, A DISTANCE OF 80.00 FEET; (5) THENCE SOUTH 87 DEGREES 56 MINUTES 21 SECONDS EAST, A DISTANCE OF 78.79 FEET; (6) THENCE NORTH 81 DEGREES 28 MINUTES 51 SECONDS EAST, A DISTANCE OF 207.56 FEET TO A POINT ON A NON-TANGENT CURVE; (7) THENCE SOUTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 370.00 FEET, AN ARC DISTANCE OF 78.42 FEET, A CHORD BEARING SOUTH 06 DEGREES 32 MINUTES 42 SECONDS WEST, AND A CHORD DISTANCE OF 78.27 FEET TO A POINT OF TANGENCY; (8) THENCE SOUTH 12 DEGREES 37 MINUTES 00 SECONDS WEST, A DISTANCE OF 42.68 FEET TO A POINT OF CURVATURE; (9) THENCE SOUTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 12.39 FEET, A CHORD BEARING SOUTH 18 DEGREES 32 MINUTES 03 SECONDS WEST, AND A CHORD DISTANCE OF 12.37 FEET TO A POINT OF NONTANGENCY; (10) THENCE SOUTH 65 DEGREES 32 MINUTES 54 SECONDS EAST, A DISTANCE OF 200.86 FEET; (11) THENCE SOUTH 34 DEGREES 19 MINUTES 20 SECONDS WEST, A DISTANCE OF 68.35 FEET; THENCE SOUTH 44 DEGREES 39 MINUTES 51 SECONDS WEST, A DISTANCE OF 68.64 FEET; THENCE SOUTH 58 DEGREES 44 MINUTES 42 SECONDS WEST, A DISTANCE OF 68.64 FEET; THENCE SOUTH 7 DEGREES 51 MINUTES 58 SECONDS WEST, A DISTANCE OF 136.24 FEET; THENCE NORTH 86 DEGREES 03 MINUTES 12 SECONDS WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 86 DEGREES 19 MINUTES 29 SECONDS WEST, A DISTANCE OF 82.01 FEET; THENCE NORTH 87 DEGREES 21 MINUTES 21 SECONDS WEST, A DISTANCE OF 82.16 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 59 SECONDS WEST, A DISTANCE OF 82.16 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 37 SECONDS WEST, A DISTANCE OF 82.16 FEET; THENCE NORTH 80 DEGREES 32 MINUTES 10 SECONDS WEST, A DISTANCE OF 169.75 FEET; THENCE SOUTH 01 DEGREES 51 MINUTES 55 SECONDS WEST, A DISTANCE OF 80.04 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 46 SECONDS WEST, A DISTANCE OF 200.10 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHERLY, ALONG A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1530.00 FEET, AN ARC DISTANCE OF 11.39 FEET, A CHORD BEARING SOUTH 03 DEGREES 21 MINUTES 11 SECONDS EAST, AND A CHORD DISTANCE OF 11.39 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 89 DEGREES 50 MINUTES

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46 SECONDS WEST, A DISTANCE OF 144.37 FEET TO A POINT ON THE WEST LINE OF SAID EAST 100 ACRES OF THE SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 09 MINUTES 14 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 755.37 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 44 MINUTES 07 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 685.62 FEET TO THE POINT OF BEGINNING.

Property of Lake County Recorder