

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 23 2022 LM

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-508109  
02/23/2022 03:10 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG # : 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## WARRANTY DEED

File No.: FNW2200223-RJW

**THIS INDENTURE WITNESSETH**, that Almi E. Oppman (Grantor) CONVEY(S) AND WARRANT(S) to Christian Well (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:** 10760 Pike Street, Crown Point, IN 46307

**Tax ID No.:** 45-17-05-477-009.000-047

**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 17th day of February, 2022.

  
Almi E. Oppman

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Almi E. Oppman 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 17th day of February, 2022

Signature:

Printed: Renee J. Wells

Resident of: Lake County

State of: INDIANA

My Commission expires: July 8, 2025



**FIDELITY NATIONAL TITLE**  
**FNW2200223**

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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:** 10760 Pike 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:** Christian Weil  
10760 Pike Street  
Crown Point, IN 46307

Property of Lake County Recorder

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## EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 45-17-05-477-009.000-047

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THAT PART OF LOT R3-6, COUNTRY MEADOWS ESTATES 3RD ADDITION UNIT 4, TO THE TOWN OF WINFIELD, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 83 PAGE 33 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT R3-6, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT R3-6, A DISTANCE OF 130.00 FEET TO THE NORTHEAST CORNER OF SAID LOT R3-6; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID LOT R3-6, A DISTANCE OF 43.25 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE 130.00 FEET TO THE WEST LINE OF SAID LOT R3-6; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT R3-6; A DISTANCE OF 43.25 FEET TO THE POINT OF BEGINNING.

Lake County Recorder