

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 16 2022 LM

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-511330  
03/16/2022 01:06 PM  
TOTAL FEES: 25.00  
BY: SP  
PG #: 2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## WARRANTY DEED

File No.: FNW2200394-DS

**THIS INDENTURE WITNESSETH**, that Lawrence E Wilson and Vickie L Wilson, Husband and Wife (Grantor) CONVEY(S) AND WARRANT(S) to Christine Van Drunen (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:** 11548 Upper Peninsula Ct, Saint John, IN 46373

**Tax ID No.:** 45-15-05-206-001.000-015

**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 11th day of March, 2022.

Lawrence E. Wilson  
Lawrence E Wilson

Vickie L. Wilson  
Vickie L Wilson

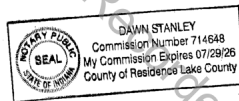
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Lawrence E Wilson and Vickie L Wilson 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 11th day of March 2022

Signature: [Signature]  
Printed: Dawn Stanley  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: July 29, 2026



**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:** 11548 Upper Peninsula Ct  
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: Dawn Stanley.

**Return To:** Christine Van Drunen  
11548 Upper Peninsula Ct  
Saint John, IN 46373

**FIDELITY NATIONAL TITLE FNW2200394**

Fidelity - Highland

FNW2200394

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**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): **45-15-05-206-001.000-015**

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THAT PART OF LOT 1 PENINSULA - AN ADDITION TO THE TOWN OF ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 102 PAGE 48, AND AMENDED BY PLAT OF CORRECTION RECORDED IN PLAT BOOK 103, PAGE 7, AND FURTHER AMENDED BY PLAT OF CORRECTION RECORDED IN PLAT BOOK 103, PAGE 74, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 13 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, 31.52 FEET TO A POINT OF BEGINNING ON THE NORTHWESTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE SOUTH 22 DEGREES 36 MINUTES 43 SECONDS EAST ALONG SAID CENTER LINE AND THE NORTHWESTERLY AND SOUTHEASTERLY EXTENSIONS THEREOF, 119.90 FEET TO THE SOUTHEAST LINE OF SAID LOT 1, THENCE NORTHEASTERLY ALONG SAID SOUTHEAST LINE TO THE NORTHEAST LINE OF SAID LOT 1; THENCE NORTH 47 DEGREES 13 MINUTES 16 SECONDS WEST ALONG SAID NORTHEAST LINE TO THE NORTHWEST LINE OF SAID LOT 1; THENCE SOUTH 42 DEGREES 46 MINUTES 44 SECONDS WEST ALONG SAID NORTHWEST LINE, 44.03 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 13 MINUTES 58 SECONDS WEST ALONG SAID NORTH LINE, 2.17 FEET TO POINT OF BEGINNING.

Property of Lake County Recorder