

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 28 2022 SLG

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-543841
10/28/2022 10:51 AM
TOTAL FEES: 25.00
BY: SP
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

File No.: CTNW2205956A
CT Schererville LLC

THIS INDENTURE WITNESSETH, that Christopher Pouch (Grantor) CONVEY(S) AND WARRANT(S) to NWI Property Exchange, 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:

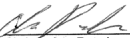
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 29 Inverness Ln, Dyer, IN 46311

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 27th day of October, 2022.

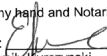

Christopher Pouch

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Christopher Pouch 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 27th day of October, 2022

Signature: 
Printed: Emily Kurczynski
Resident of: Lake County
State of: INDIANA
My Commission expires: March 26, 2026



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

Grantee's Address and Tax Billing Address: 54 Bramar Dr
Valparaiso, IN 46383

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

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 45-11-06-227-002.000-034

PART OF LOT 1, REPLAT OF BRIAR RIDGE COUNTRY CLUB ADDITION, UNIT 17, A PLANNED UNIT DEVELOPMENT IN DYER, INDIANA, AS RECORDED IN PLAT BOOK 67, PAGE 48 IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 88 DEGREES 38 MINUTES 38 SECONDS ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 414.12 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 01 DEGREE 21 MINUTES 22 SECONDS EAST, A DISTANCE OF 77.00 FEET, THENCE SOUTH 60 DEGREES 00 MINUTE 00 SECOND WEST, A DISTANCE OF 98.58 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INVERNESS LANE; THENCE NORTHWEST ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET AND AN ARC DISTANCE OF 51.98 FEET; THENCE NORTH 19 DEGREES 02 MINUTES 09 SECONDS EAST, A DISTANCE OF 87.75 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE NORTH 88 DEGREES 38 MINUTES 38 SECONDS ALONG SAID NORTH LINE, A DISTANCE OF 82.45 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWN OF DYER, LAKE COUNTY, INDIANA.

Property of Lake County Recorder