

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 08 2022 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-548795
12/08/2022 12:39 PM
TOTAL FEES: 25.00
BY: SP
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

File No.: FNW2203684-DS

THIS INDENTURE WITNESSETH, that Debra Miller (Grantor) CONVEY(S) AND WARRANT(S) to Emilee A. Clouse (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: 102 W. Oakley Avenue, Lowell, IN 46356

Tax ID No.: 45-19-26-128-013.000-008

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 7th day of December, 2022.

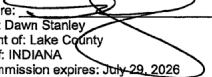

Debra Miller

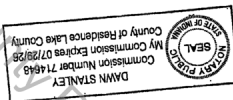
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Debra Miller 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 7th day of December 2022

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: 102 W. Oakley Avenue
Lowell, IN 46356

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: Emilee A. Clouse
102 W. Oakley Avenue
Lowell, IN 46356

Fidelity - Highland
FNW2203684

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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-19-26-128-013.000-008

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE TOWN OF LOWELL, LAKE COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF OAKLEY AVENUE, NORTH 88 DEGREES 13 MINUTES WEST 245.91 FEET FROM THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO, INDIANAPOLIS AND LOUISVILLE RAILROAD, THENCE NORTH 88 DEGREES 13 SECONDS WEST 62 FEET TO THE SOUTHEAST CORNER OF YATES AND MILLER SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 17 PAGE 16; THENCE NORTH 19 DEGREES 23 MINUTES WEST ALONG THE EASTERLY LINE OF SAID SUBDIVISION 99.69 FEET; THENCE NORTH 81 DEGREES 31 MINUTES 08 SECONDS EAST 64.61 FEET; THENCE SOUTH 16 DEGREES 27 MINUTES 22 SECONDS EAST 110 FEET TO THE POINT OF BEGINNING.

Property of Lake County Recorder