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DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 13 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-507326
03/13/2023 02:04 PM
TOTAL FEES: 25.00
BY: SP
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH, that Corey A. Bisacchi and Christine S. Bisacchi, Joint Tenants Grantor(s)"), CONVEYS AND WARRANTS TO Corey A. Bisacchi Grantee(s)"), for the sum of Zero Dollars and zero cents (\$0.00) and no valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

PARCEL 1:

BEING A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 33 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 19; THENCE SOUTH 89 DEGREES 41 MINUTES 17 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 2220.13 FEET TO A POINT LYING ON THE CENTERLINE OF THE BLACK-TOPPED HOLTZ ROAD (COUNTY ROAD H); THENCE SOUTH 23 DEGREES 56 MINUTES 20 SECONDS WEST, ALONG THE CENTERLINE OF THE AFORESAID BLACK-TOPPED ROAD, DISTANCE OF 254.77 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ON A CURVE LYING ON THE CENTERLINE OF SAID BLACK TOPPED ROAD, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 11,957.85 FEET; A DISTANCE OF 125.63 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTHERLY ON SAID CURVE, A DISTANCE OF 202.15 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES EAST, ALONG A LINE WHICH MAKES AN ANGLE OF 64 DEGREES 37 MINUTES 11 SECONDS WITH THE TANGENT OF THE LAST DESCRIBED CURVE, A DISTANCE OF 352.38 FEET; THENCE NORTH 0 DEGREES 25 MINUTES EAST A DISTANCE OF 183.38 FEET; THENCE NORTH 89 DEGREES 35 MINUTES WEST, A DISTANCE OF 267.27 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.

PARCEL 2:

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 33 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 19; THENCE SOUTH 89 DEGREES 41 MINUTES 14 SECONDS EAST, ALONG THE NORTH SECTION LINE 2217.69 FEET TO THE CENTERLINE OF HOLTZ ROAD, THENCE SOUTH 23 DEGREES 56 MINUTES 20 SECONDS WEST, ALONG SAID CENTERLINE, 254.77 FEET, THENCE 65.71 FEET ALONG SAID CENTERLINE BEING A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 11,957.85 FEET AND CHORD BEARING SOUTH 24 DEGREES 05 MINUTES 47 SECONDS WEST 65.71 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 06 MINUTES 32 SECONDS EAST, 200.61 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 07 SECONDS WEST, 115.73 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 26 SECONDS WEST 247.73 FEET; THENCE 114.88 FEET ALONG SAID CENTERLINE BEING A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 11,957.85 FEET AND A CHORD BEARING NORTH 24 DEGREES 31 MINUTES 42 SECONDS EAST 114.88 FEET TO THE POINT OF BEGINNING.

Property Address: 17405 Holtz Rd, Lowell, IN 46356

Parcel ID: 45-20-19-127-008.000-007

Subject to the following:

- Any and all easements, encumbrances, covenants, restrictions, conditions, rights-of-way and other matters of record;
- Zoning ordinances and other governmental restrictions affecting the use of the real estate;
- Current real estate taxes and assessments not delinquent and all real estate taxes and assessments arising hereafter; and
- Any and all matters which would be disclosed by a current and accurate survey of the real estate.

RECITAL: The above Grantor and Grantee were husband and wife until the 6th day of October, 2022 on which date the marriage of said parties was dissolved, and this conveyance is made pursuant to said Decree of Dissolution of Marriage between the parties approved by the Superior Court of Lake County, Indiana on the October 6, 2022 in Cause No. 45D03-2112-DC-814. The purpose of this conveyance is to divest the Grantor of any and all interest which he might have in the above-described real estate. All persons or entities dealing with the Grantee or Grantee's successors in interest from and after the date on which this deed is ultimately

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recorded need not verify the performance of the terms of said Decree of Dissolution of Marriage and Settlement Agreement but may rely solely upon the recording of this deed as sufficient evidence that the terms and provisions of said Decree of Dissolution of Marriage and Settlement Agreement with respect to the above-described real estate were fully and properly performed by the Grantee herein.

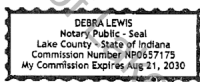
IN WITNESS WHEREOF, Grantors have executed this Deed this 28th day of February, 2023

Christine S. Bisacchi
Christine S. Bisacchi

COUNTY OF LAKE STATE OF INDIANA

Before me, the undersigned, a Notary Public in and for said County and State, this 28th day of February, 2023 personally appeared Christine S. Bisacchi, Joint Tenant who acknowledged the execution of the foregoing Deed as their free and voluntary act.

My Commission Expires: 8/21/30 Debra Lewis
Resident of: Lake County, IN Printed: Debra Lewis



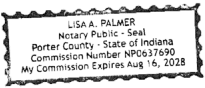
IN WITNESS WHEREOF, Grantors have executed this Deed this 1st day of March, 2023

Corey A. Bisacchi
Corey A. Bisacchi

COUNTY OF PORTER STATE OF INDIANA

Before me, the undersigned, a Notary Public in and for said County and State, this 1st day of March, 2023 personally appeared Corey A. Bisacchi, Joint Tenant who acknowledged the execution of the foregoing Deed as their free and voluntary act.

My Commission Expires: 8-16-2028 Lisa A Palmer
Resident of: Porter County, IN Printed: Lisa A Palmer



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Prepared by: Janice Shei, Attorney at Law, #25092-46, 15446 S 300 W, Hanna, IN 46340 219-363-3499

I affirm under the penalties of perjury that I have taken reasonable care to redact each Social Security number on this document, unless required by law. Lisa Palmer

Grantee's Address and Tax Billing Address: 17405 Holtz Rd, Lowell, IN 46356

Liberty Title No: NWI22003572

Property of Lake County Recorder