

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 05 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-509972
04/05/2023 03:31 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH, that **David Knestrict and Misty Knestrict, Husband and Wife** Grantor(s)", CONVEYS AND WARRANTS TO **Nicholas Edwards and Jacqueline Edwards, Husband and Wife** Grantee(s)", for the sum of Ten Dollars and zero cents (\$10.00) 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:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN WINFIELD TOWNSHIP, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 0 DEGREES EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 167.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES EAST, ALONG SAID WEST LINE, 165.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 27 SECONDS EAST, 410.00 FEET; THENCE SOUTH 0 DEGREES WEST, 165.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 27 SECONDS WEST, 410.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN WINFIELD TOWNSHIP, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 0 DEGREES EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 332.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 27 SECONDS EAST, 410.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 48 MINUTES 27 SECONDS EAST, 909.99 FEET; THENCE SOUTH 0 DEGREES WEST, 165.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 27 SECONDS WEST, 909.99 FEET; THENCE NORTH 0 DEGREES EAST, 165.00 FEET TO THE POINT OF BEGINNING.

Property Address: 13833 Grand Blvd, Crown Point, IN 46307

Parcel ID: 45-17-29-300-005.000-044 &
45-17-29-300-006.000-044

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.

IN WITNESS WHEREOF, Grantors have executed this Deed this 3rd day of April, 2023

David Knestrict

Misty Knestrict

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COUNTY OF PORTER STATE OF INDIANA

Before me, the undersigned, a Notary Public in and for said County and State, this 3rd day of April, 2023 personally appeared David Knestrict and Misty Knestrict, Husband and Wife who acknowledged the execution of the foregoing Deed as their free and voluntary act.

My Commission Expires:

8-16-2028

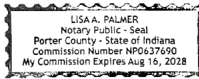
Lisa A Palmer

Resident of:

Porter County, IN

Printed:

Lisa A Palmer



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: 13833 Grand Blvd, Crown Point, IN 46307

Liberty Title No: NW123004122

Property of Lake County Recorder