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GINA PIMENTEL
RECORDER

2023-012932

STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2:58 PM 2023 May 16

MAIL TAX BILLS TO:
GRANTEE'S ADDRESS:

Sandra L. Davis, Grantee

PARCEL NO. 45-09-28-378-016.000-018

21 FRASER LN. HOBART, IN 46342

TEMPORARY GUARDIAN'S DEED

Desiree J. Cedeno, as Temporary Guardian of the Person and Estate of Patricia M. Alexander, which guardianship is under the supervision of the Circuit Court of Lake County, under Cause Number 45C01-2303-GU-000065 in the Office of the Clerk of the Circuit Court of Lake County, Indiana, pursuant to an order of the Circuit Court of Lake County, Indiana, authorizing the sale of the real estate, dated May 3, 2023, hereby conveys to Sandra L. Davis, of Lake County in the State of Indiana, for good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana, to-wit:

SEE "EXHIBIT A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE.

Commonly known as 21 Fraser Lane, Hobart, Indiana 46342.

Subject to:

1. All easements, covenants, assessments and restrictions now of record.
2. All real estate taxes currently due and payable and all subsequent real estate taxes which become due and payable.

The Temporary Guardian is not acquiring, directly or indirectly, any interest in the real estate conveyed.

IN WITNESS WHEREOF, Desiree J. Cedeno, Temporary Guardian of the Person and Estate of Patricia M. Alexander, has hereunto set her hand and seal on the 8th day of May, 2023.

Desiree J. Cedeno Temporary Guardian
Desiree J. Cedeno, Temporary Guardian of the Person
and Estate of Patricia M. Alexander

COMMUNITY TITLE COMPANY
FILE NO. 2326143

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

25.00
CK # 30015
D

MAY 16 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 8th day of May, 2023, personally appeared Desiree J. Cedeno, Temporary Guardian of the Person and Estate of Patricia M. Alexander, and acknowledged the execution of the foregoing deed to be her act and deed for the uses and purposes expressed therein. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 11/14/2029
Commission No. _____

Holly Michelle Kunze
_____, Notary Public
Resident of _____ County



NP0737445

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.

Holly Michelle Kunze

This instrument prepared by: Benjamin T. Ballou
Attorney at Law
8700 Broadway
Merrillville, Indiana 46410

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EXHIBIT "A" LEGAL DESCRIPTION

File No.: 2326143

PARCEL 1: PART OF THE W 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND P.M., IN THE CITY OF HOBART, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 191.86 FEET EAST AND 225 FEET N OF THE SW CORNER OF SAID SE 1/4 OF THE SW 1/4; THENCE E 159.14 FEET; THENCE N 75 FEET; THENCE W 167.14 FEET; THENCE SE'LY 75.6 FEET TO THE POINT OF BEGINNING.

PARCEL 2: PART OF THE W 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND P.M., IN THE CITY OF HOBART, LAKE COUNTY, INDIANA DESCRIBED AS FOLLOWS: THE N 50 FEET, AS MEASURED BY PARALLEL LINES, OF THE FOLLOWING DESCRIBED TRACT; BEGINNING AT A POINT 216.72 FEET E AND 225 FEET N OF THE SW CORNER OF SAID SE 1/4; THENCE E 94 FEET; THENCE S 200 FEET; THENCE W 72.54 FEET; THENCE NW'LY 201.15 FEET TO THE POINT OF BEGINNING.

PARCEL 3: PART OF THE W 1/2 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND P.M., IN THE CITY OF HOBART, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE E LINE OF SAID W 1/2 OF THE SE 1/4 OF THE SW 1/4 AND 225 FEET N OF THE SE CORNER THEREOF; THENCE W PARALLEL TO THE S LINE OF SAID SECTION, 280 FEET TO THE PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE W, ALONG THE LAST DESCRIBED LINE, 30 FEET; THENCE N, PARALLEL TO THE E LINE OF THE W 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION, 75 FEET; THENCE E PARALLEL TO THE S LINE OF SAID SECTION, 30 FEET; THENCE S 75 FEET TO THE PLACE OF BEGINNING.