

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 20 2023 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-523296  
07/21/2023 10:37 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 2  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

Mail Tax Bills To:  
Janet C. Sauter  
11309 Kelly Drive  
St. John, IN 46373

PARCEL #: 45-11-29-228-030.000-035

## WARRANTY DEED

*Unmarried woman*

THIS INDENTURE WITNESSETH, That **DENISE R. HORTON**, by the Guardian of her Estate and Person, **Christine B. Wall**, as appointed in Cause Number 45D11-2303-GU-000058 in the Lake Superior Court, Lake County Indiana ("Grantor") of LAKE County in the State of INDIANA conveys and warrants TO **JANET C. SAUTER** ("Grantee") of LAKE County in the State of INDIANA in consideration 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:

PART OF TRACT 5, VENTURA TOWNHOMES, PHASE 2, A PLANNED UNIT DEVELOPMENT IN ST. JOHN, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 73, PAGE 07, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 5; THENCE SOUTH 00 DEGREES 04 MINUTES 30.5 SECONDS EAST, ALONG THE EAST LINE OF SAID TRACT 5, A DISTANCE OF 163.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 04 MINUTES 30.5 SECONDS EAST, ALONG THE EAST LINE OF SAID TRACT 5, A DISTANCE OF 38.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 05.9 SECONDS WEST A DISTANCE OF 102.10 FEET TO A POINT OF DEFLECTION; THENCE NORTH 55 DEGREES 10 MINUTES 04.5 SECONDS WEST A DISTANCE OF 78.18 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 5; THENCE NORTHEASTERLY, ALONG THE WEST LINE OF SAID TRACT 5 ON A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 130.01 FEET, AN ARC DISTANCE OF 8.56 FEET; THENCE NORTH 31 DEGREES 03 MINUTES 34 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT 5, A DISTANCE OF 17.85 FEET; THENCE SOUTH 58 DEGREES 56 MINUTES 26 SECONDS EAST A DISTANCE OF 56.43 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 05.9 SECONDS EAST A DISTANCE OF 104.01 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 11309 Kelly Drive, St. John, Indiana 46373

11016588

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PARCEL#: 45-11-29-228-030.000-035

Subject to all existing legal highways, ditches, drains, and easements, covenants, restrictions of record, and subject to zoning and homeowner regulations.

(Do not mark below this line)

Dated this 12<sup>th</sup> day of July 2023.

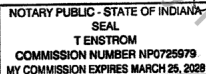
Christine B. Wall, as Guardian of the Estate and Person of  
Christine B. Wall, as Guardian of the Estate  
and Person of Denise R. Horton

STATE OF INDIANA COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 12<sup>th</sup> day of July 2023 personally appeared: Christine B. Wall, Guardian of Denise R. Horton, Grantor, who acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 3-25-28  
Resident of Lake County

Signature



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. KH

/s/Kristin E. Hoeksema

Kristin E. Hoeksema

This instrument prepared by Kristin E. Hoeksema, 8339 Wicker Ave, St. John, IN 46373, Attorney at Law Attorney No. 36547-45