

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 17 2023 BDD  
PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

### WARRANTY DEED

File No.: CTNW2304302-JRA  
CT Highland LLC

**THIS INDENTURE WITNESSETH**, that Latesia Shorter (Grantor) CONVEY(S) AND WARRANT(S) to Caroline E. Feddeler (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:** 3733 Sandalwood Dr, Highland, IN 46322

**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 13<sup>th</sup> day of October, 2023.

  
Latesia Shorter


COMPANY CH

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Latesia Shorter who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 13<sup>th</sup> day of October, 2023

Signature:   
Printed: Jennifer Armes  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: February 8, 2026



**Prepared By:** Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

**Grantee's Address and Tax Billing Address:** 3733 Sandalwood Dr  
Highland, IN 46322

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: Dena Phillips Farling.

# NOT AN OFFICIAL DOCUMENT

## EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): **45-07-22-404-013.000-026**

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PART OF LOT 21 IN SANDALWOOD SUBDIVISION PHASE ONE, AN ADDITION TO THE TOWN OF HIGHLAND, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 82 PAGE 91, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, WHICH PART OF SAID LOT 21 IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 21; THENCE SOUTH 29 DEGREES 52 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT, 129.14 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHEASTERLY, ALONG THE CURVED SOUTHERLY LINE OF SAID LOT 21, BEING A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 280 FEET, AN ARC DISTANCE OF 31.47 FEET; THENCE NORTH 16 DEGREES 27 MINUTES 38 SECONDS WEST, 129.70 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 21; THENCE SOUTH 66 DEGREES 15 MINUTES 00 SECONDS WEST, ALONG SAID NORTHERLY LINE, 61.66 FEET TO THE POINT OF BEGINNING.

Property of Lake County Recorder