

NOT AN OFFICIAL DOCUMENT

2023-14003
12/06/2023 01:47 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 06 2023 LM
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

TAX: LD. NO. : 45-15-28-380-008,000-014

THIS INDENTURE WITNESSETH, SANDRA SPEIGHT, GRANTOR, of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to DEANNA J. MUNJAS, of LAKE County in the State of INDIANA, as GRANTEEES, in consideration of One Dollar (\$1.00) 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:

THAT PART OF LOT 168 IN CENTENNIAL SUBDIVISION PHASE 11, SUBDIVISION IN THE TOWN OF CEDAR LAKE, INDIANA, AS SHOWN IN PLAT BOOK 109 PAGE 95, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF LOT 168; THENCE SOUTH 72 DEGREES 14 MINUTES 48 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 168, A DISTANCE OF 162.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 168, BEING A POINT ON A CURVE, NON-TANGENT, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 320.0 FEET, THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22 DEGREES 14 MINUTES 58 SECONDS, AN ARC LENGTH OF 62.22 FEET TO A NON-TANGENT LINE; THENCE NORTH 83 DEGREES 23 MINUTES 56 SECONDS EAST, 167.35 FEET TO THE EASTERLY LINE OF SAID LOT 168; THENCE SOUTH 02 DEGREES 15 MINUTES 57 SECONDS EAST ALONG SAID EASTERLY LINE, 30.57 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 13917 FLAGSTAFF ST., CEDAR LAKE, IN 46303

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2022 TAXES PAYABLE 2023, 2023 TAXES PAYABLE 2024 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 30th day of November, 2023

Sandra Speight
SANDRA SPEIGHT

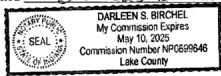
STATE OF INDIANA
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 30th day of November, 2023 personally appeared: SANDRA SPEIGHT, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 0698646
My commission expires: 5-10-25
Resident of Lake County

[Signature]
Signature
Printed Darleen S. Birchel, Notary Public

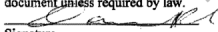
COMMUNITY TITLE COMPANY
FILE NO. 232734



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RETURN DEED TO: **GRANTEE**
GRANTEE'S MAILING ADDRESS: **13917 FLAGSTAFF ST., CEDAR LAKE, IN 46303**
SEND TAX BILLS TO: **GRANTEE**

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.



Signature

DARLEEN S. BIRCHEL

Printed Name

Property of Lake County Recorder

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This instrument prepared by:

NATHAN D. VIS, Attorney-at-Law, ID No. 29535-45

VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303

No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company.

Property of Lake County Recorder