

2024-11550
04/30/2024 01:12 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

Apr 30 2024 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH That

Robert B. Rolfe

(Grantors), of Lake County, in the State of Indiana CONVEYS AND WARRANTS to
Eric Johandes and Lauren H. Johandes, Husband and And Wife

(Grantees), of Lake County, in the State of Indiana, for and in consideration of the sum of \$10.00 and other valuable consideration in receipt whereof is hereby acknowledged, the following described real estate in Lake County, Indiana:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

Parcel No(s): 45-15-35-482-010.000-043 and 45-19-02-226-003.000-007
Commonly known as: 14825 Reeder Road, Crown Point, IN 46307.

This conveyance is made subject to:

1. Special assessments and Real Estate taxes for the year 2022 payable in 2023 and subsequent years.
2. All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.
3. The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use and occupancy of said real estate.

[SIGNATURE PAGE TO FOLLOW]

IND 04-98505
1 OF 2

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantors have executed this Deed this 23rd day of April, 2024.



Robert B. Rolfe

STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 23rd day of April, 2024, personally appeared Robert B. Rolfe and acknowledged the execution of the foregoing instrument.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.



Notary Public, Resident of Porter County
Printed Name: Janet L. O'Hara
My Commission Expires: December 3, 2027



This Instrument Prepared By: Kathy J. Kwak, on behalf of Proper Title LLC
322 Indianapolis Blvd., Suite 200
Schererville, IN 46375
Phone: (219) 743-7506

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: Kathy J. Kwak

Grantee Address/Mail Tax Statements and After
Recording Return To:

Eric Johandes and Lauren H. Johandes
14825 Reeder Road
Crown Point, IN 46307

NOT AN OFFICIAL DOCUMENT

EXHIBIT A

**Parcel Numbers: 45-15-35-482-010.000-043
45-19-02-226-003.000-007**

PARCEL 1: PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, AND PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 35 AND 675 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 35, A DISTANCE OF 250 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 35, A DISTANCE OF 106.76 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 50 FEET TO A POINT 825 FEET WEST OF THE EAST LINE AND 225 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 35; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 35; AND SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 35, PRODUCED, A DISTANCE OF 320 FEET, MORE OR LESS, TO THE NORTH BANK OF CEDAR CREEK; THENCE EASTERLY ALONG THE NORTH BANK OF CEDAR CREEK TO A POINT 675 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 35 PRODUCED; THENCE NORTH 80 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2: A PERMANENT NON-EXCLUSIVE EASEMENT, 25 FEET IN WIDTH TO SERVE AS A ROADWAY, IN, THROUGH, OVER AND ACROSS A TRACT OF LAND BEING A 25 FOOT STRIP OF LAND LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT A POINT 250 FEET NORTH AND 781.76 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 236.52 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 184.4 FEET TO THE CENTER LINE OF A PUBLIC ROAD, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.