

NOT AN OFFICIAL DOCUMENT

2024-10-11 11:11 AM
LAKELAND RECORDS
FILED FOR RECORD

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

BY: JAS
PG #: 4
RECORDED AS PRESENTED

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 15 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: FNW2402219-RJW

THIS INDENTURE WITNESSETH, that Kathryn L. Proffitt and Stephan J. Cook, joint tenants with rights of survivorship (Grantor) CONVEY(S) AND WARRANT(S) to Francisco Rivera, a single man (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

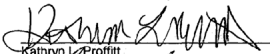
Property: 1029 Reder Road, Griffith, IN 46319 and 1500 Reder Rd., Griffith, IN 46319

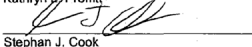
Tax ID No.: 45-11-02-427-009.000-006 and 45-11-02-427-010.000-006

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 11th day of October, 2024.


Kathryn L. Proffitt


Stephan J. Cook

FIDELITY NATIONAL TITLE
FNW2402219

LAKE COUNTY RECORDER

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STATE OF INDIANA

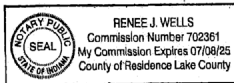
COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Kathryn L. Proffitt and Stephan J. Cook who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 11th day of October, 2024

Signature: 

Printed: Renee J. Wells
Resident of Lake County
State of INDIANA
My Commission expires: July 8, 2025



Prepared By: Timothy R. Kuiper
Austgen Kuiper Jasaitis P.C.
130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address: 1029 Reder Road
Griffith, IN 46319

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: Renee Wells.

Return To: Francisco Rivera
1029 Reder Road
Griffith, IN 46319

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EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 45-11-02-427-009.000-006 and 45-11-02-427-010.000-006

PARCEL I:

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHESAPEAKE AND OHIO RAILROAD RIGHT OF WAY AND SOUTHEASTERLY OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 TO THE NORTHEAST CORNER OF SAID TRACT, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE PUBLIC HIGHWAY AND THE WEST LINE OF THE EAST 420.70 FEET OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THENCE NORTH 2 DEGREES 16 MINUTES 29 SECONDS WEST 354.80 FEET TO A POINT 50 FEET SOUTH, BY PERPENDICULAR MEASUREMENT, FROM THE SOUTH RIGHT OF WAY LINE OF THE CHESAPEAKE AND OHIO RAILROAD; THENCE NORTHWESTERLY 50 FEET FROM AND PARALLEL TO SAID RIGHT OF WAY LINE, 216.38 FEET, MORE OR LESS, TO THE LINE DRAWN FROM THE SOUTHWEST CORNER TO THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTHWESTERLY ON SAID LINE 75.30 FEET, TO A POINT, THENCE SOUTH 2 DEGREES 01 MINUTES 08.5 SECONDS EAST TO A POINT IN THE NORTH LINE OF THE PUBLIC HIGHWAY WHICH IS 254.79 FEET WEST OF THE POINT OF BEGINNING, THENCE EAST ALONG THE NORTH LINE OF THE PUBLIC HIGHWAY 254.79 FEET TO THE POINT OF BEGINNING, IN THE TOWN OF GRIFFITH, LAKE COUNTY, INDIANA;

EXCEPTING THEREFROM THAT PART LYING WITHIN THE FOLLOWING DESCRIBED TRACT: A PART OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, COMMENCING AT A POINT 664.88 FEET EAST AND 225.10 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 2, IN THE CENTER OF THE PUBLIC HIGHWAY KNOWN AS AUSTGEN ROAD, SAID POINT BEING THE SOUTHEAST CORNER OF (MAT THEIS OR FRANK SCHAFER PROPERTY) 2 ACRE TRACT; THENCE NORTH 210 FEET ALONG A LINE PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 2, ALSO THE EAST LINE OF FRANK SCHAFER PROPERTY; THENCE NORTHEASTERLY ALONG A LINE PARALLEL TO THE PUBLIC HIGHWAY KNOWN AS AUSTGEN ROAD A DISTANCE OF 210 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 2, A DISTANCE OF 210 FEET TO THE CENTER LINE OF AUSTGEN ROAD; THENCE SOUTHWESTERLY 210 FEET TO THE PLACE OF BEGINNING, ALL IN THE TOWN OF GRIFFITH, IN LAKE COUNTY, INDIANA.

For APN/Parcel ID(s): 45-11-02-427-010.000-006

PARCEL II:

A PART OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION

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EXHIBIT "A"

Legal Description

2, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, COMMENCING AT A POINT 664.88 FEET EAST AND 225.10 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 2, IN THE CENTER OF THE PUBLIC HIGHWAY KNOWN AS AUSTGEN ROAD, SAID POINT BEING THE SOUTHEAST CORNER OF (MAT THEIS OR FRANK SCHAFFER PROPERTY) 2 ACRE TRACT; THENCE NORTH 210 FEET ALONG A LINE PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 2, ALSO THE EAST LINE OF FRANK SCHAFFER PROPERTY; THENCE NORTHEASTERLY ALONG A LINE PARALLEL TO THE PUBLIC HIGHWAY KNOWN AS AUSTGEN ROAD A DISTANCE OF 210 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 2, A DISTANCE OF 210 FEET TO THE CENTER LINE OF AUSTGEN ROAD; THENCE SOUTHWESTERLY 210 FEET TO THE PLACE OF BEGINNING, ALL IN THE TOWN OF GRIFFITH, IN LAKE COUNTY, INDIANA.

Recorder of Lake County Recorder