

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 15 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH That

Barbara Swentko

(Grantors), of Lake County, in the State of Indiana CONVEYS AND WARRANTS to

Carolyn S. Cenko

(Grantees), of Lake County, in the State of Indiana, for the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, the receipt of which 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.

Commonly known as: 3634 Sandalwood Court, Highland, IN 46322
Parcel No(s): 45-07-22-402-021.000-026

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.*

The undersigned hereby represents that this real estate is not "property" as defined in Indiana Code 13-25-3-1, and is not and has not been used as a landfill or dump, and contains no underground storage tanks or toxic or hazardous waste materials, and that no disclosure statement under Indiana Code 13-25-3-1, 5-1, et seq. (Indiana Responsible Transfer of Property Law), is required for this transaction.

The address of the real estate described herein is 3634 Sandalwood Court, Highland, IN 46322.

PROPER TITLE, LLC

TRP/PSM-102613

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NOT AN OFFICIAL DOCUMENT

The undersigned attorney in fact swears or affirms under the penalties for perjury that the undersigned is executing this instrument pursuant to the Power of Attorney, recorded October 15, 2024 as instrument number 2024-591895, that it has not been amended or revoked, and that it remains in full force and effect.

[SIGNATURE PAGE TO FOLLOW]

Property of Lake County Recorder

NOT AN OFFICIAL DOCUMENT

EXHIBIT A Legal Description

LOT 9 IN SANDALWOOD RESIDENTIAL DEVELOPMENT PHASE 1, AN ADDITION TO THE TOWN OF HIGHLAND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 82 PAGE 91, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, EXCEPTING THAT PART MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 9, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 04 MINUTES 42 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID LOT 9, A DISTANCE OF 109.15 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 46 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 100.28 FEET; THENCE NORTH 32 DEGREES 40 MINUTES 30 SECONDS EAST, A DISTANCE OF 136.31 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 35 DEGREES 43 MINUTES 49 SECONDS; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT (ALONG THE NORTHEASTERLY LINE OF SAID LOT 9), FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS SOUTH 58 DEGREES 31 MINUTES 28 SECONDS EAST, A DISTANCE OF 28.06 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 76 DEGREES 23 MINUTES 22 SECONDS EAST, A DISTANCE OF 27.61 FEET TO THE CURVE'S END, AND THE POINT OF BEGINNING.

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