

NOT AN OFFICIAL DOCUMENT

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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

BY: JAS
PG #: 3
RECORDED AS PRESENTED

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 28 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: FNW2402385-PKC

THIS INDENTURE WITNESSETH, that Ashley M Klakoski (Grantor) CONVEY(S) AND WARRANT(S) to Aaron Phillips an unmarried 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: 1018 E. Jackson St., Hobart, IN 46342

Tax ID No.: 45-09-29-455-014,000-018

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 25 day of October, 2024.

Ashley M Klakoski
Ashley M Klakoski

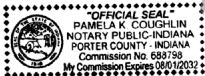
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Ashley M Klakoski 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 Notary Seal this 25 day of Oct, 2024

Signature: [Signature]
Printed: Pamela Coughlin
Resident of: Porter County
State of: INDIANA
My Commission expires: August 1, 2032



Fidelity National Title
FNW2402385

FNW2402385 FIDELITY HOBART

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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: 1018 E. Jackson St.
Hobart, IN 46342

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: Pam Coughlin.

Property of Lake County Recorder

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 45-09-29-455-014.000-018

PARCEL 1:

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 660.2 FEET NORTH AND 234 FEET WEST OF THE SOUTHEAST CORNER OF SAID TRACT; THENCE EAST AT RIGHT ANGLES 67 FEET; THENCE SOUTH 305.6 FEET; THENCE WEST AT RIGHT ANGLES 67 FEET; THENCE NORTH TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS COMMENCING AT A POINT 288 FEET WEST AND 354.6 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT AND RUNNING THENCE NORTH 305.6 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE EAST AT RIGHT ANGLES 34 FEET; THENCE SOUTH 305.6 FEET; THENCE WEST 34 FEET TO THE PLACE OF BEGINNING.