

WARRANTY DEED

Tax I.D. no. 45-08-30-277-005.000-001

THIS INDENTURE WITNESSETH, That DUANE MATTINGLY AND SUSAN MATTINGLY, HUSBAND AND WIFE, GRANTORS of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to JACK GARNER, of LAKE County in the State of INDIANA, as GRANTEE 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:

LOT NUMBERED 10 IN RE-SUBDIVISION OF LOTS 22 TO 25, INCLUSIVE, AND LOTS 27 TO 46, INCLUSIVE AS SHOWN ON THE RECORDED PLAT OF LOHMAN OAKS RECORDED IN PLAT BOOK 27 PAGE 93, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 3405 W. 40TH AVENUE, GARY, INDIANA 46408

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2012 TAXES PAYABLE 2013, 2013 TAXES PAYABLE 2014 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

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

Dated this 14 day of June, 2013

DUANE MATTINGLY [Signature] SUSAN MATTINGLY [Signature]

STATE OF INDIANA COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this ___ day of 20___, personally appeared: DUANE MATTINGLY AND SUSAN MATTINGLY, HUSBAND AND WIFE and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 5/9/17 Resident of Lake County Public

Signature [Signature] Printed [Signature]

STATE OF COUNTY OF SS:

Before me, the undersigned, a Notary Public in and for said County and State, this ___ day of 20___, personally appeared: and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: Resident of County Public

Signature Printed Notary Public

This instrument prepared by: PATRICK J. McMANAMA, Attorney at Law, ID No. 9534-45 No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

RETURN DEED TO: GRANTEES GRANTEE'S STREET OR RURAL ROUTE ADDRESS: 3405 W. 40TH AVENUE, GARY INDIANA 46308 SEND TAX BILLS TO: GRANTEES

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] Elizabeth Kinzie Printed Name of Preparer

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

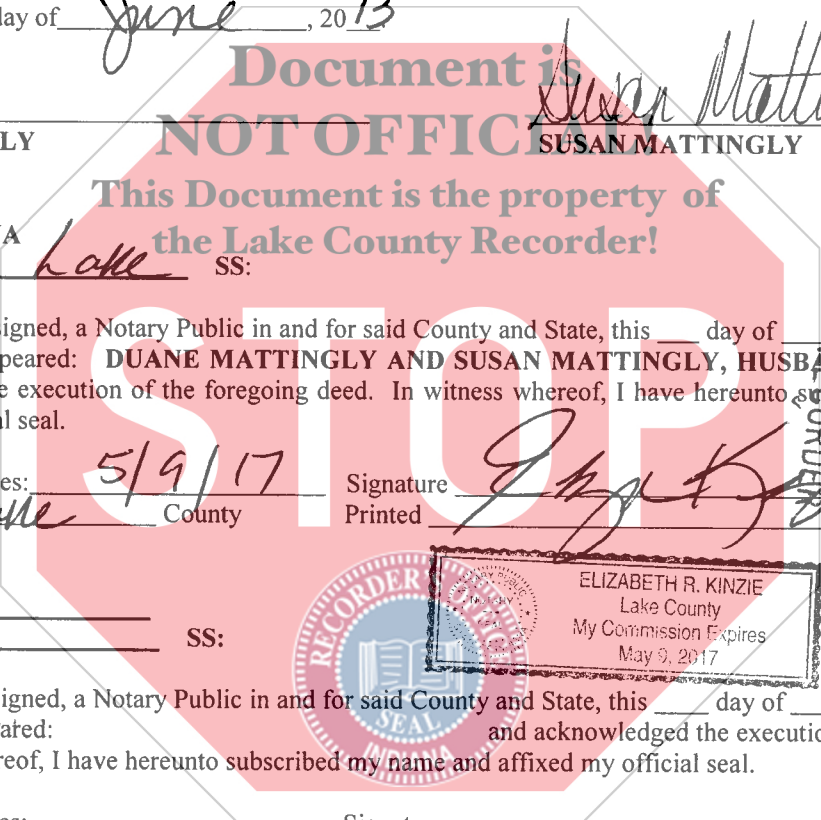
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17- CIV SS UNONL.

JUN 26 2013

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR

COMMUNITY TITLE COMPANY FILE NO 134125



2013 047913

STATE OF INDIANA LAKE COUNTY RECORDER FOR RECORDING 2013 JUN -1 AM 11:08

