

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 071055

2014 NOV 12 AM 9:47

MICHAEL R. BROWN  
RECORDER

**WARRANTY DEED**

TAX: I.D. NO. 45-11-32-478-002.000-035

**THIS INDENTURE WITNESSETH, That MICHAEL R. TALBERT, SR., GRANTOR of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to JOSHUA C. HANSEN, 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:**

**THE WESTERLY 28.0 FEET OF THE EASTERLY 86.0 FEET, BY PARALLEL LINES OF LOT 12, IN HUNTER'S RUN, PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 72 PAGE 11, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.**

COMMONLY KNOWN AS: 11413 HUNTERS COURT, SAINT JOHN, IN 46373

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2013 TAXES PAYABLE 2014, 2014 TAXES PAYABLE 2015, AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

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

Dated this 6<sup>th</sup> day of November, 2014

Michael R. Talbert, Sr.  
MICHAEL R. TALBERT, SR.

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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
NOV 10 2014  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

STATE OF INDIANA  
COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 6<sup>th</sup> day of November, 2014, personally appeared: **MICHAEL R. TALBERT, SR.**, 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: 5-7-17  
Resident of Lake County  
Signature [Signature]  
Printed Darleen S. Birchel, Notary Public

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  
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. **COMMUNITY TITLE COMPANY**  
FILE NO 146759

RETURN DEED TO: **GRANTEES**  
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: **11413 HUNTERS COURT, SAINT JOHN, IN 46373**  
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]  
Signature of Preparer  
Darleen S. Birchel  
Printed Name of Preparer

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CM  
RW

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