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Prepared By: ✓
Mortgage Connect, LP
260 Airside Dr., 3rd Flr
Moon Twp., PA 15108

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 022193

2015 APR 15 PM 1:18

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

File No: 679089
APN: 45-09-31-102-004.000-018

THIS INDENTURE WITNESSETH, That Beth A. Grabiak, now married who acquired title as Beth A. Brand (Grantor) of LAKE County, in the State of Indiana, CONVEYS AND WARRANTS to Beth A Grabiak, (Grantee) of LAKE County, in the State of Indiana, for the sum of DOLLARS (\$) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in LAKE County, State of Indiana:

BEING the same premises which Theresa M. McVay Revocable Living Trust established July 1, 1998 in deed dated 11/04/2009 and recorded 11/16/2009 in the LAKE County Recorder's Office in Deed Book Volume 2009-076093, page , granted and conveyed to Beth A. Brand, the Grantors herein.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 1407 W 1ST Place, HOBART, IN 46342

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever.

And said GRANTORS, his/her/their heirs, executors or administrators, do hereby covenant, promise and agree, to and with said party of the second part, that at the delivery of these presents lawfully seized in his/her/their own right, of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of what nature or kind;

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

APR 15 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR



NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: *mb*

IN - Warranty Deed

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and that his/her/their heirs will warrant and forever defend the same unto said party/parties of the second part, his/her/their heirs and assigns, against said party/parties of the first part, his/her/their heirs, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, Grantor has executed this deed this 5 day of MARCH, 2015.

Beth A Grabiak AKA Beth A Brand
BETH A GRABIAK AKA BETH A BRAND

State of INDIANA
(SS)
County of LAKE

Before me, a Notary Public in and for said County and State, personally appeared BETH A GRABIAK who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 5 day of MARCH, 2015.

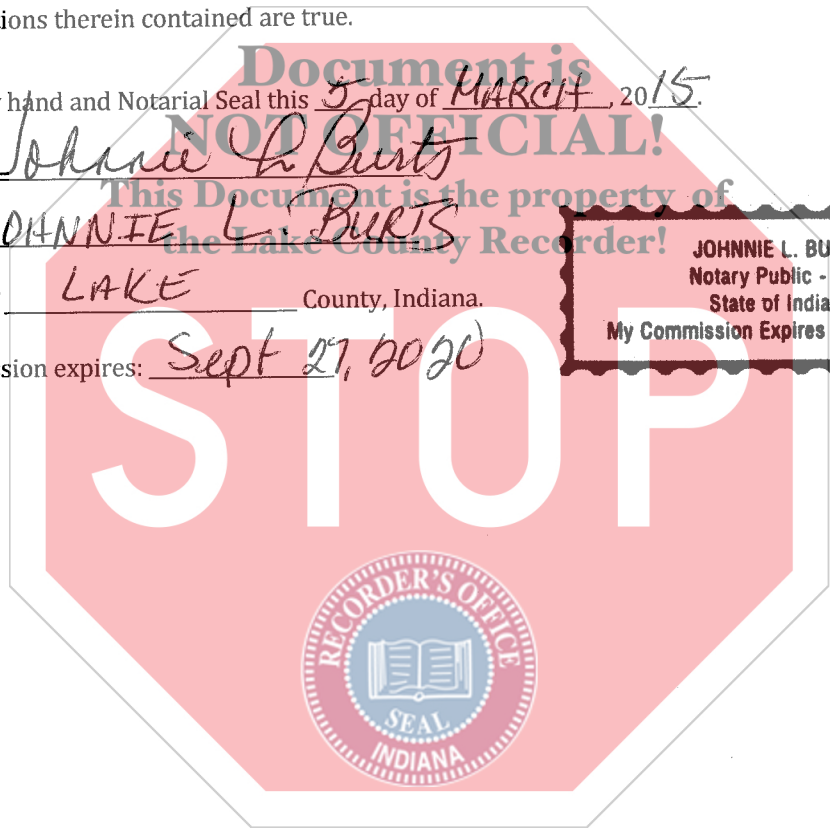
Signature Johnnie L. Burts

Printed JOHNNIE L. BURTS

Resident of LAKE County, Indiana.

My commission expires: Sept 27, 2020

JOHNNIE L. BURTS
Notary Public - Seal
State of Indiana
My Commission Expires Sep 27, 2020



**Exhibit A
Legal Description**

Lot Numbered Six (6) and the West 3.3 feet of Lot Numbered Five (5), Block "B", Pleasant Park First Addition, in the City of Hobart, as shown in Plat Book 33, page 63 in the Office of the Recorder of Lake County, Indiana.

45-09-31-102-004.000-018

