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2015 MAY -5 PM 2:04

MICHAEL J. ...
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-10-12-253-018.000-034

THIS INDENTURE WITNESSETH, That **CHAD G. DETMAR AND NATALIE R. FREDERIKSEN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, GRANTORS, of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to **JAMES H. DREWENSKI**, 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 EAST 20 FEET OF LOT 12 AND THE WEST 40 FEET OF LOT 13 IN SUBURBAN TERRANCE IN THE TOWN OF DYER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31 PAGE 94, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: **509 AVALON DRIVE, DYER, IN 46311**

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2014 TAXES PAYABLE 2015, 2015 TAXES PAYABLE 2016 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

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

Dated this 1st day of May, 2015.

Document is NOT OFFICIAL!
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CHAD G. DETMAR

NATALIE R. FREDERIKSEN n/k/a NATALIE R. DETMAR

STATE OF INDIANA
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 1st day of May, 2015, personally appeared: **CHAD G. DETMAR AND NATALIE R. FREDERIKSEN n/k/a NATALIE R. DETMAR**, 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
Printed Dalea S. Birchell, 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: **GRANTEE**
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: **509 AVALON DRIVE, DYER, IN 46311**
SEND TAX BILLS TO: **GRANTEE**

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 of Preparer

Dalea S. Birchell
Printed Name of Preparer

COMMUNITY TITLE COMP
FILE NO 157582

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAY 04 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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