

2015 031828

2015 MAY 22 PM 2:07

MICHAEL B. BROWN  
RECORDER

**WARRANTY DEED**

TAX I.D. NO.: 45-09-20-126-024.000-021

THIS INDENTURE WITNESSETH THAT RYAN G. HOWELL, GRANTORS of PORTER County, in the State of INDIANA, CONVEYS AND WARRANTS MENDEE REGALADO, of PORTER County, in the State of INDIANA, as GRANTEEES 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 71 IN GOLDEN MEADOWS UNIT 1, AN ADDITION TO THE CITY OF LAKE STATION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 55, PAGE 54, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 2950 MIAMI STREET, LAKE STATION, IN 46405

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 15 day of May, 2015

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

R G Howell  
RYAN G. HOWELL

MAY 20 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

STATE OF INDIANA  
COUNTY OF PORTER

SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 15 day of May, 2015, personally appeared: RYAN G. HOWELL, 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: Oct 5 2022  
Resident of LAKE County

Signature: Natalie Fabian  
Printed: Natalie Fabian, Notary Public



02211

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: \_\_\_\_\_ Signature \_\_\_\_\_  
Resident of \_\_\_\_\_ County 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: GRANTEE  
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: 2950 MIAMI STREET, LAKE STATION, IN 46405  
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.

Natalie Fabian  
Signature of Preparer

Natalie Fabian  
Printed Name of Preparer

COMMUNITY TITLE COMPANY  
FILE NO 146123

~~CERTIFIED as a true and exact copy of this original document.  
Community Title Co.  
By \_\_\_\_\_~~

14-  
CM  
AN