

WARRANTY DEED

TAX I.D. No: 45-07-09-354-003.000-023

THIS INDENTURE WITNESSETH, That MATTHEW RYAN ELLIS AND COURTENAY M. ELLIS, HUSBAND AND WIFE GRANTOR of LAKE County in the State of INDIANA. CONVEYS AND WARRANTS to THE GRSW STEWART REAL ESTATE TRUST, of ADAMS County in the State of COLORADO. as GRANTEES 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 24, BLOCK 1, AVONDALE, IN THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 20 PAGE 7, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 7211 SCHNEIDER AVENUE, HAMMOND, INDIANA 46323

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 5th day of JANUARY, 2014, 5th day of JANUARY, 2014, personally appeared: MATTHEW RYAN ELLIS and COURTENAY M. ELLIS

STATE OF IN COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 5th day of January, 2014, personally appeared: MATTHEW RYAN ELLIS, 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: County

Notary Public Seal: DEBRA A. HEINLEIN, Lake County, My Commission Expires January 11, 2016

STATE OF IN COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 5th day of January, 2014, personally appeared: COURTENAY M. ELLIS, 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: County

Notary Public Seal: DEBRA A. HEINLEIN, Lake County, My Commission Expires January 11, 2016

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAY 22 2015 JOHN E. PETALAS LAKE COUNTY AUDITOR

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.

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RETURN DEED TO: GRANTEE GRANTEE'S STREET OR RURAL ROUTE ADDRESS: 7211 SCHNEIDER AVENUE, HAMMOND, INDIANA 46323 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

ELIZABETH J WEBSTER Printed Name of Preparer

COMMUNITY TITLE COMPANY FILE NO 157619 LAKE CO.



2015 031834

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD 2015 MAY 22 PM 2:08 MICHAEL B. BROWN RECORDER

2015 DK

Handwritten initials/signature