

2

2015 069147

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 OCT -8 PM 3:04

MICHAEL B. BROWN  
RECORDER

Property Number:  
45-07-21-227-026.000-026

Tax Mailing Address:  
3003 Duluth Avenue  
Highland, IN 46322

**WARRANTY DEED**


**THIS INDENTURE WITNESSETH** that **James M. Smotherman and Melissa M. Smotherman, Husband and Wife**, Grantors, of Lake County, in the State of Indiana, **Convey and Warrant** to **Michael A. Fredette**, Grantee, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

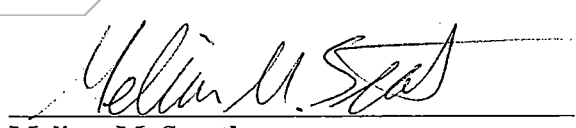
Lot 24, except the East 4.42 feet, in Block 4 in Homestead Gardens Master Addition, in the Town of Highland, as per plat thereof, recorded in plat Book 31, page 79, in the Office of the Recorder of Lake County, Indiana.

Common address reference: 3003 Duluth Avenue  
Highland, IN 46322

**SUBJECT TO** the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2014 payable in 2015 and thereafter

**IN WITNESS WHEREOF**, James M. Smotherman and Melissa M. Smotherman, Husband and Wife, have executed this **WARRANTY DEED** on this 29th day of September, 2015

  
James M. Smotherman

  
Melissa M. Smotherman

(Warranty Deed- 3003 Duluth Avenue - Page 1 of 2)

**HOLD FOR GREATER INDIANA TITLE COMPANY**  
IN000595

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

OCT 08 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

22239

\$18.00  
M.C.

#012937

State of Indiana )  
 ) SS:  
County of Lake )

Before me, the undersigned Notary Public in and for said County and State, personally appeared **James M. Smotherman and Melissa M. Smotherman, Husband and Wife**, and acknowledged the execution of the foregoing Warranty Deed and who, having each been duly sworn upon their respective oaths, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 29<sup>th</sup> day of September, 2015.

**This Document is the property of  
the Lake County Recorder!**

Notary's Signature: 

Notary's Printed Name: Lauren Vantil

Notary's County of Residence: Lake

Notary's Commission Expires: 11-26-16

**After recording return to:** Michael A. Fredette  
3003 Duluth Avenue  
Highland, IN 46322

Mailing Address of Grantee: 3003 Duluth Avenue  
Highland, IN 46322



The foregoing Warranty Deed was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86<sup>th</sup> Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company Commitment No. IN000595.

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. Chris Fox