

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 037521

2016 JUN 17 AM 9:49

MICHAEL B. BROWN  
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-07-30-279-014.000-027

THIS INDENTURE WITNESSETH, That STEVEN J. KRULL AND SHARON K. KRULL, HUSBAND AND WIFE, (GRANTORS), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to MIGUEL A. AVILA, of LAKE County in the State of INDIANA, (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 38, FAIRMEADOW THIRD ADDITION, TO THE TOWN OF MUNSTER, INDIANA, AS SHOWN IN PLAT BOOK 36, PAGE 92, IN LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 9144 BIRCH DRIVE, MUNSTER, INDIANA, 46321

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2015 TAXES PAYABLE 2016, 2016 TAXES PAYABLE 2017 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

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

Dated this 9 day of June, 2016

STEVEN J. KRULL

Document is NOT OFFICIAL SHARON K. KRULL

STATE OF INDIANA, COUNTY OF Lake

Before me, the undersigned, a Notary Public in and for said County and State, this 9 day of June, 2016, personally appeared: STEVEN J. KRULL AND SHARON K. KRULL 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: 5/9/17  
Resident of Lake County

Signature Printed Notary Public

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: \_\_\_\_\_  
Resident of \_\_\_\_\_ County

Signature Printed Notary Public

This instrument prepared by: MATTHEW W. DEULLEY, Attorney at Law, ID No. 27813-45  
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

RETURN DEED TO: GRANTEES  
GRANTEE STREET OR RURAL ROUTE ADDRESS: 9144 BIRCH DRIVE, MUNSTER, INDIANA, 46321  
SEND TAX BILLS TO: GRANTEES

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 KINZIE  
Printed Name of Preparer

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUN 15 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

3419

\$16  
CR  
CR

COMMUNITY TITLE COMPANY  
FILE NO 109034