

2016 048806

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2016 AUG -2 AM 9:26

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH, that

Cynthia L. Miller, ("Grantor(s)")

CONVEYS AND WARRANTS TO

Ryan M. Russnak, an unmarried man, ("Grantee(s)"),

for the sum of Ten Dollars and zero cents (\$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 21, Windsor Woods Unit 2, as shown in Plat Book 44, Page 25, in the Office of the Recorder of Lake County, Indiana.

Property Address: 17716 Downing Drive, Lowell, IN 46356

Parcel No.: 45-20-19-301-004.000-008

Subject to the following: **This Document is the property of the Lake County Recorder!**

- (a) Any and all easements, encumbrances, covenants, restrictions, conditions, rights-of-way and other matters of record;
- (b) Zoning ordinances and other governmental restrictions affecting the use of the real estate;
- (c) Current real estate taxes and assessments not delinquent and all real estate taxes and assessments arising hereafter; and
- (d) Any and all matters which would be disclosed by a current and accurate survey of the real estate.

IN WITNESS WHEREOF, Grantors have executed this Deed this 28th day of July, 2016.

Cynthia L. Miller
Cynthia L. Miller

COUNTY OF lake, STATE OF INDIANA SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 28th day of July, 2016 personally appeared Cynthia L. Miller, who acknowledged the execution of the foregoing Deed as their free and voluntary act.

My Commission Expires: 1-11-2023 Signed: *[Signature]*

Resident of: _____ County of: _____ Printed: _____

MICHELLE D. EARLY
Notary Public, State of Indiana
Newton County
Commission # 662420
My Commission Expires
January 11, 2023

Redaction Statement: I affirm under penalties for perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Lisa Palmer

This instrument prepared by: Phillip A. Norman, Esq., 2110 N. Calumet Ave., Valparaiso, IN 46383
Grantee's & Mail tax bills to: 17716 Downing Dr, Lowell, IN 46356
Liberty Title File: T8V16002124-F

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 02 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

16-
LT
AM

24909