

2016 053826

2016 AUG -8 AM 9:39

MICHAEL B. BROWN  
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-17-05-351-003.000-047

THIS INDENTURE WITNESSETH, That DEAN NELSON, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to PAMELA HEDRICK AND ADAM POKROPINSKI, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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 2, IN DEER CREEK ACRES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 57 PAGE 21, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 10807 GRAND BOULEVARD, CROWN POINT, INDIANA 46307

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 29<sup>th</sup> day of July, 2016  
*Dean Nelson*  
DEAN NELSON

STATE OF INDIANA  
COUNTY OF PORTER SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 29<sup>th</sup> day of July, 2016, personally appeared: DEAN NELSON 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: 6/18/23  
Resident of PORTER County

Signature *Holly Michelle Kunze*  
Printed HOLLY MICHELLE KUNZE, Notary Public

STATE OF  
COUNTY OF SS:

Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_\_\_ day of \_\_\_\_\_, 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.

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RETURN DEED TO: GRANTEES  
GRANTEE STREET OR RURAL ROUTE ADDRESS: 10807 GRAND BOULEVARD, CROWN POINT, INDIANA 46307  
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.

*Matthew W. Deulley*  
Signature of Preparer

*Holly Michelle Kunze*  
Printed Name of Preparer

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DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

AUG 05 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

COMMUNITY TITLE COMPANY  
FILE NO 1610161