

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 054893

2016 AUG 10 AM 9:25

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

Tax: I.D. NO. 45-17-09-177-002.000-044

THIS INDENTURE WITNESSETH, That JAMES T. TOTH AND DEBRA L. TOTH, HUSBAND AND WIFE, GRANTOR (S) of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to KATHERINE KOVAL, of LAKE County in the State of INDIANA, 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 395, LAKES OF THE FOUR SEASONS, UNIT NO. 2, AS SHOWN ON PLAT BOOK 37 PAGE 76, IN THE RECORDER OFFICE OF LAKE COUNTY, INDIANA.

COMMONLY KNOW AS: 3713 CHERRY HILL DRIVE, 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 3 day of August, 2016

[Signature]
JAMES T. TOTH

[Signature]
DEBRA L. TOTH



STATE OF INDIANA
COUNTY OF Lake

SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 3 day of August, 2016 personally appeared: JAMES T. TOTH AND DEBRA L. TOTH, 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: 2/2021
Resident of Lake County

Signature: *[Signature]*
Printed: DEANNA L GRIGGS, Notary Public

This instrument prepared by: MATTHEW W. DEUILLEY, 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'S STREET OR RURAL ROUTE ADDRESS: 3713 CHERRY HILL DRIVE, 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.

[Signature]
Signature of Preparer

DEANNA L GRIGGS
Name of Preparer

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 08 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

014474

\$16

CM

G

Community Title Company
File No. 1610219