

Send tax bill to:
John Maginas
7602 126th west,
Cedar Lake, Indiana 46303

WARRANTY DEED

THIS DEED, made this **25th** day of July, 2016 between **Ronald Cook**, the grantor, whose address is **7602 126th West, Cedar Lake, IN 46303** the grantees, John Maginas and Thalia Katerina Maginas as tenants in common.

WITNESSETH, that the grantor, for and in consideration of the sum of , the receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, has granted bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, their heirs and assigns forever, all the real property, together with improvements, if any, situated and being in the County of PUNA, State of **Hawaii**, described as follows:

That part of the Northeast Quarter of the Northwest Quarter of Section 23 Township 34 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, lying North of the Centerline of Vermillion Drive and Described as follows: Beginning at the intersection of the West Line of the Quarter Quarter Section and the Centerline of said Public Highway; Thence North 100 Feet; Thence East, Parallel with said Highway, 70 Feet; Thence South to the Centerline of said Highway; Thence westerly along the Centerline of said Highway to the Place of Beginning.

Also known as street and number **7602 126th West, Cedar Lake, IN 46303**
key # **45-15-23-126-015.000-043**

TOGETHER with all and singular hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainder, rents, issues, and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the said grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said grantee, their heirs and assigns forever. And the said grantor, for himself, his heirs, and personal representatives, does covenant, grant bargain and agree to and with the grantee, their heirs and assigns, that at the time of ensembling and delivery of these presents, is well seized of the premises above conveyed, has good, sure, perfect, absolute indefeasible estate if inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of any kind or nature whatsoever, except any easements, restrictions, covenants, zoning ordinances and rights-of-way of record and property taxes accruing subsequent to 2012 and payable thereafter.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee, his heirs, and assigns, against all an every person or persons lawfully claiming the whole or any part thereof. The singular shall include the plural, the plural shall include the singular, and the us of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Ronald Cook
Ronald Cook
Grantor

STATE OF HAWAII)
) SS:
COUNTY OF)

On August 3 2016 before me, Elizabeth Nover, a notary public in and for said state appeared Ronald Cook, personally known to me (or proved to me based upon satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that (s)he/they executed the same in his/her/their signature on the instrument the person(s) or entity on behalf of which they acted, executed the instrument.

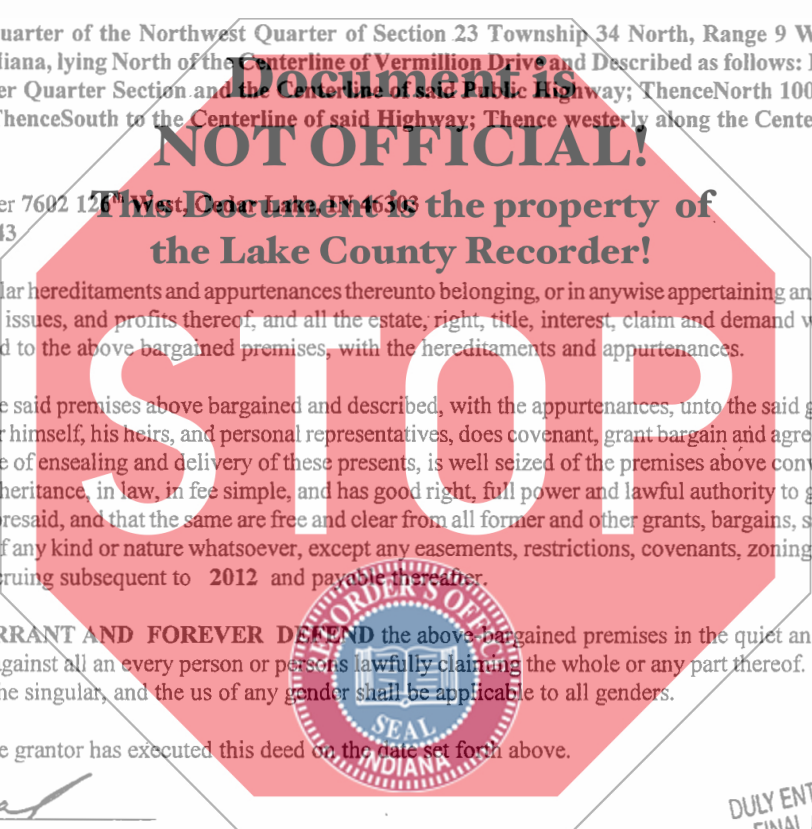
Witness my hand and official seal

Elizabeth Margaret Nover
NOTARY PUBLIC
My commission expires 4/4/24

ELIZABETH MARGARET NOVER
Seal
NOTARY PUBLIC
Notary Public, State of Indiana
Porter County
My Commission Expires Apr 4, 2024

004449

17.
CASH
BY
NON-COV



STATE OF INDIANA
LAKES COUNTY
FILED FOR RECORD
MICHAEL B. BRONKHORST
RECORDER
2016 AUG 10 AM 9:51
2016 0514472

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
AUG 10 2016
JOHN E. PETALAS
LAKE COUNTY AUDITOR