

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 057415

2016 AUG 24 AM 9:26

MICHAEL B. BROWN
RECORDER

MAIL TAX BILLS TO:
1746 Autumn Ct.
Dyer, IN 46311

WARRANTY DEED

THIS INDENTURE WITNESSETH that KEITH R. RUTER, of Lake County, in the State of Indiana, CONVEYS AND WARRANTS to DAN BALASH of Lake County, in the State of Indiana, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to-wit:

Commonly known as: 1746 Autumn Ct, Dyer, IN 46311
Permanent Index Number: 45-11-07-327-003.000-034

THE NORTHEASTERLY 20.02 FEET OF THE SOUTHWESTERLY 45.52 FEET OF LOT 159 (AS MEASURED AT 90 DEGREES AND PARALLEL TO THE SOUTHWESTERLY LINE OF SAID LOT 159) IN ROCKWELL SUBDIVISION PHASE 2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 95, PAGE 34, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

- Subject to: 1) Taxes, Easements, Covenants and restrictions of record;
- 2) All legal highways and rights-of-way;
- 3) Ditches and drains, and rights therein;
- 4) Zoning Ordinances.
- 5) Subject to building lines, easements, covenants and restrictions of record, if any;
- 6) Possible Municipal and/or Sewer Assessments levied by the City/Town of Dyer;
- 7) Subject to the rights of way for drainage tiles, ditches, feeders, swails and laterals, if any.

Dated this 15 day of August, 2016.

STATE OF IN)
COUNTY OF Lake) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 15 day of Aug, 2016, personally appeared KEITH R. RUTER 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: _____, Notary Public
County of Residence: _____

This Instrument Prepared By:
Nathan D. Vis, Attorney
Blachly Tabor Bozik & Hartman, LLC
56 S. Washington Street, Suite 401
Valparaiso, IN 46383
PH: 219/464-1041

Grantee's Street Address or Rural Route Address if different than Mailing Address

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. No legal opinion has been rendered during the preparation of this Deed.

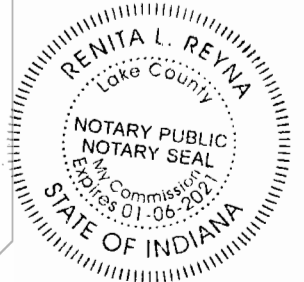
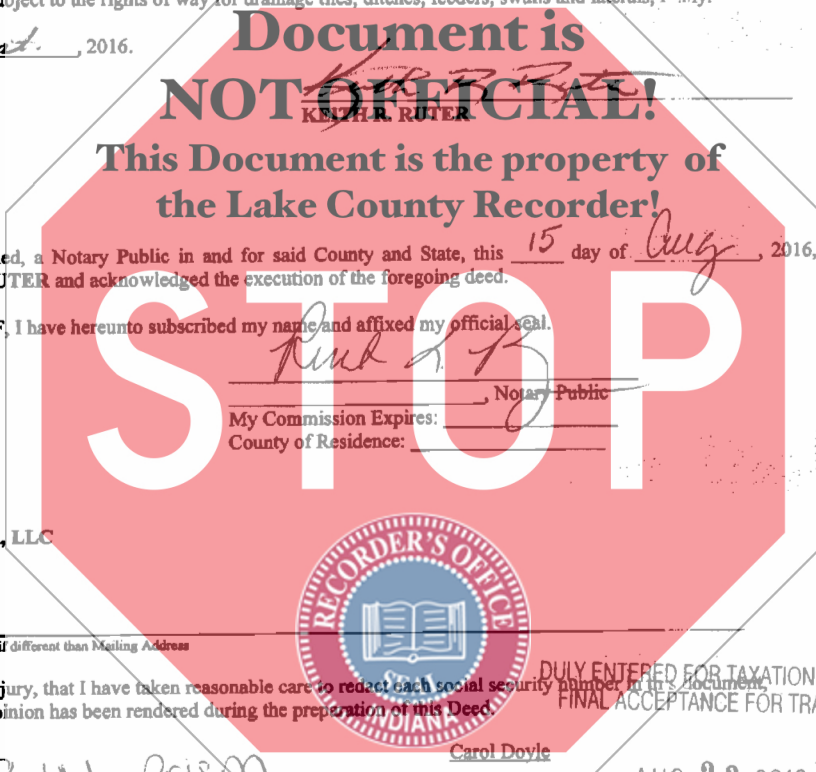
DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

16062038 IN PRISM

AUG 23 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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14-
CK#
0131011
AM



Carol Doyle