

2017 000642

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MICHELLE D. EARLY  
RECORDER

# WARRANTY DEED

THIS INDENTURE WITNESSETH, that

Wanda L. Gootee, ("Grantor(s)")

CONVEYS AND WARRANTS TO

Kevin R. Messmer and Tania M. Messmer, Husband and Wife, ("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 #232, BLOCK #4, WOODLAND ESTATES 1ST ADDITION BLOCK FOUR, TO THE TOWN OF GRIFFITH, LAKE COUNTY, INDIANA, AS SHOWN IN PLAT BOOK #63, PAGE #64.

Property Address: 613 Oriole Ave, Griffith, IN 46319 aka 613 N Oriole Ave, Griffith, IN 46319

Parcel ID: 45-07-34-158-005.000-006

Subject to the following:

- (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 30th day of December, 2016.

*Wanda L. Gootee*  
Wanda L. Gootee

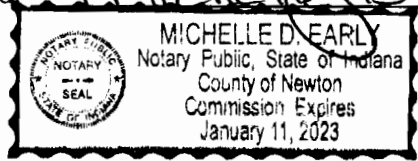


COUNTY OF LaPorte, STATE OF INDIANA SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 30th day of December, 2016 personally appeared Wanda L. Gootee, who acknowledged the execution of the foregoing Deed as their free and voluntary act.

My Commission Expires: 11-2023 signed: *[Signature]*

Resident of: Newton County of: IN Printed: Michelle D. Early



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. Michelle Early

This instrument prepared by: Phillip A. Norman, Esq., 2110 N. Calumet Ave., Valparaiso, IN 46383  
Grantee's & Mail tax bills to: 613 Oriole Ave, Griffith, IN 46319 aka 613 N Oriole Ave, Griffith, IN 46319

Liberty Title File: T8V16002745

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JAN 05 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

020083

*WLG*  
*\$16.00*  
*L-T*