

2017 020178

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 MAR 30 AM 8:48

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH, that Edward D. Hixon and Heather Ann Hixon, Husband and Wife, ("Grantor(s)") CONVEYS AND WARRANTS TO Darrick J. Krolik, ("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 22 AND 23 IN BLOCK 1 IN GILBERT B. SHAW'S CEDAR LAKE SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 24, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property Address: 8522 W 140th Ave, Cedar Lake, IN 46303
Parcel ID: 45-15-27-460-014.000-014 and 45-15-27-460-013.000-014

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 24th day of March, 2017.

Edward D. Hixon Heather Ann Hixon
 Edward D. Hixon Heather Ann Hixon

COUNTY OF Lake, STATE OF INDIANA SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 24th day of March, 2017 personally appeared Edward D. Hixon and Heather Ann Hixon, Husband and Wife, who acknowledged the execution of the foregoing Deed as their free and voluntary act.

My Commission Expires: 8-16-2020 Signed: Lisa A. Palmer
 Resident of: IN County of: Porter Printed: Lisa A. Palmer

(SEAL)

LISA A. PALMER
 Notary Public - Seal
 State of Indiana
 My Commission Expires Aug 16, 2020

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. Lisa Palmer

This instrument prepared by: Phillip A. Norman, Esq., 2110 N. Calumet Ave., Valparaiso, IN 46383
Grantee's & Mail tax bills to: 8522 W 140th Ave, Cedar Lake, IN 46303
Liberty Title File: T8V17002948

\$16.00
 M.C
 C-T
 022400

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAR 30 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR