

2017 043523

2017 JUL 17 AM 9:42

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-16-18-377-009.000-041

THIS INDENTURE WITNESSETH, PATRICK JEAN-CLAUDE GAVET, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to THOMAS L. ZERKEL AND MICHELE A. ZERKEL, HUSBAND AND WIFE, of LAKE County in the State of INDIANA, (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:

PART OF LOTS SIXTY-ONE (61) AND SIXTY-TWO (62), HERMIT'S LAKE, AS SHOWN IN PLAT BOOK 30, PAGE 92, IN LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING THE SOUTHERLY 20 FEET BY PARALLEL LINES OF LOT 61 AND THE NORTHERLY 70 FEET BY PARALLEL LINES OF LOT 62.

COMMONLY KNOWN AS: 12335 WHITE OAK DRIVE, CROWN POINT, IN 46307

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2016 TAXES PAYABLE 2017, 2017 TAXES PAYABLE 2018 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 3 day of July, 2017

~~PATRICK JEAN-CLAUDE GAVET~~

STATE OF FL, COUNTY OF Broward SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 3 day of July, 2017 personally appeared: PATRICK JEAN-CLAUDE GAVET 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: Oct. 22, 2017 Signature Rhonda Hey

Resident of Broward County Printed Rhonda Hey Notary Public

This instrument prepared by: MATTHEW W. DEOLLEY, 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.

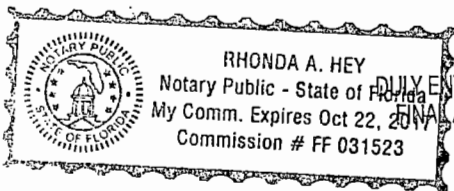
RETURN DEED TO: GRANTEES
GRANTEE STREET OR RURAL ROUTE ADDRESS: 12335 WHITE OAK DRIVE, CROWN POINT, IN 46307
SEND TAX BILLS TO: GRANTEES

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

ELIZABETH KINZIE
Printed Name of Preparer

003950



DUPLICATE ACCEPTANCE FOR TRANSFER

JUL 13 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Community Title Company
File No. 1712278

\$25.00

JAS an