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MICHAEL B. BROWNE
RECORDER

WARRANTY DEED

TAX: I.D. NO. : 45-11-14-405-004.000-036

THIS INDENTURE WITNESSETH, That, **RICHARD K. BURNS AND LINDA J. BURNS, HUSBAND AND WIFE**, GRANTORS, of **LAKE** County in the State of **INDIANA**, CONVEYS AND WARRANTS to **ROBERT K. JAMES AND LAURIE A. JAMES, HUSBAND AND WIFE**, of **LAKE** County in the State of **INDIANA**, as 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:

LOT 41 IN AUTUMN CREEK, BLOCK NINE PHASE TWO, AN ADDITION TO THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 92 PAGE 82, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: **7336 BELL STREET, SCHERERVILLE, IN 46375**

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 13th day of July, 2017



[Signature]
RICHARD K. BURNS

[Signature]
LINDA J. BURNS

STATE OF INDIANA
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 13th day of July, 2017, personally appeared: **RICHARD K. BURNS AND LINDA J. BURNS**, 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: 57025
Resident of Laurens County

[Signature]
Printed Darleen S. Birchel, Notary Public

DARLEEN S. BIRCHEL
Lake County
My Commission Expires
May 10, 2025

This instrument prepared by: **MATTHEW W. DEULLEY, 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: **GRANTEE**
GRANTEE'S MAILING ADDRESS: **7336 BELL STREET, SCHERERVILLE, IN 46375**
SEND TAX BILLS TO: **GRANTEE**

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

[Signature]
Printed Name of Preparer

COMMUNITY TITLE COMPANY
FILE NO 1712374

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUL 19 2017
JOHN E. PETALAS
LAKE COUNTY AUDITOR

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