

2017 048941

2017 AUG -7 AM 9:28

MICHAEL B. BROWN  
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-11-06-101-005.000-034

THIS INDENTURE WITNESSETH, That DONALD L. DEQUARDO AND ROSE M. DEQUARDO, HUSBAND AND WIFE, (GRANTORS), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to KISHAN A. DESAI AND ROMA K. DESAI, 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:

THE WEST 41 FEET, BY PARALLEL LINES OF LOT NUMBERED SIX (6) IN PARKVIEW TERRACE 5<sup>TH</sup> ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 75, PAGE 10, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 934 IVANHOE LANE, DYER, INDIANA 46311

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 31 day of July, 2017.

DONALD L. DEQUARDO

STATE OF INDIANA  
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 31<sup>ST</sup> day of July, 2017, personally appeared: DONALD L. DEQUARDO AND ROSE M. DEQUARDO 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:  
Resident of \_\_\_\_\_ County

Signature: ELIZABETH J. WEBSTER  
Printed: ELIZABETH J. WEBSTER  
Seal: Notary Public - State of Indiana  
Porter County  
My Commission Expires Jan 12, 2024

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: GRANTEES  
GRANTEE STREET OR RURAL ROUTE ADDRESS: 934 IVANHOE LANE, DYER, INDIANA 46311  
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 of Preparer

ELIZABETH J. WEBSTER  
Printed Name of Preparer

Community Title Company  
File No. 1712475

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

AUG 4 2017

041067

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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CM  
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