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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 048990

2017 AUG -7 AM 9:50

MICHAEL B. BROWN  
RECORDER

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH**, That Tom E. Beduhn and Kimberly A. Beduhn, husband and wife, (Grantor) **CONVEY(S) AND WARRANT(S)** to Jeffrey M. Messenger and Faye E. Messenger, husband and wife, (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, State of Indiana:

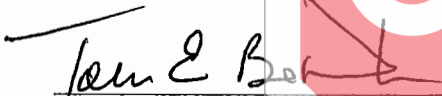
Lot 200 in Lake Hills Resubdivision-Unit 9, an Addition to the Town of St. John, as per plat thereof, recorded in Plat Book 100 page 32, in the Office of the Recorder of Lake County, Indiana.


**This Document is the property of  
the Lake County Recorder!**

**Property Address:** 10322 S. Branch, Saint John, IN, 46373  
**Tax ID No.:** 45-11-28-331-005.000-035

**Subject to** current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

IN WITNESS WHEREOF, Grantor has executed this deed on the 28th day of July, 2017.

  
Tom E. Beduhn

  
Kimberly A. Beduhn



**FIDELITY NATIONAL  
TITLE COMPANY**

92019-1266

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

AUG 4 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

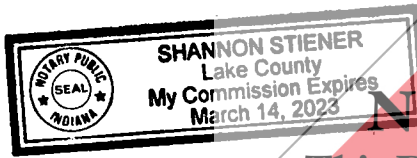
**041082**

25-  
FW  
AV

STATE OF Indiana )  
 ) SS.  
COUNTY OF Lake )

Before me, a Notary Public in and for said County and State, personally appeared Tom E. Beduhn and Kimberly A. Beduhn who acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal on the 28th day of July, 2017.



*Shannon Stienen*  
Notary Public: Shannon Stienen  
Resident of Lake County  
My Commission expires: 3/14/2023

**This Document is the property of  
the Lake County Recorder!**

Prepared by: Timothy R. Kuiper, Attorney-at-Law  
Austgen Kuiper Jasaitis P.C., 130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address:

10322 S. Branch, Saint John, IN 46373

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 Shannon Stienen. File No. 920171266

