

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 058702

2017 AUG 30 AM 9:24

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH, that Federico H. Vara, Jr., ("Grantor(s)") CONVEYS AND WARRANTS TO Adriana Govea and Valentin Govea, husband and wife, ("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:

** Joint Tenants with Rights of Survivorship **

LOT 18 IN FOUNTAIN RIDGE 2ND ADDITION UNIT 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 39 PAGE 77, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property Address: 1910 W 95th Avenue, Crown Point, IN 46307
Parcel ID: 45-12-32-228-011.000-029

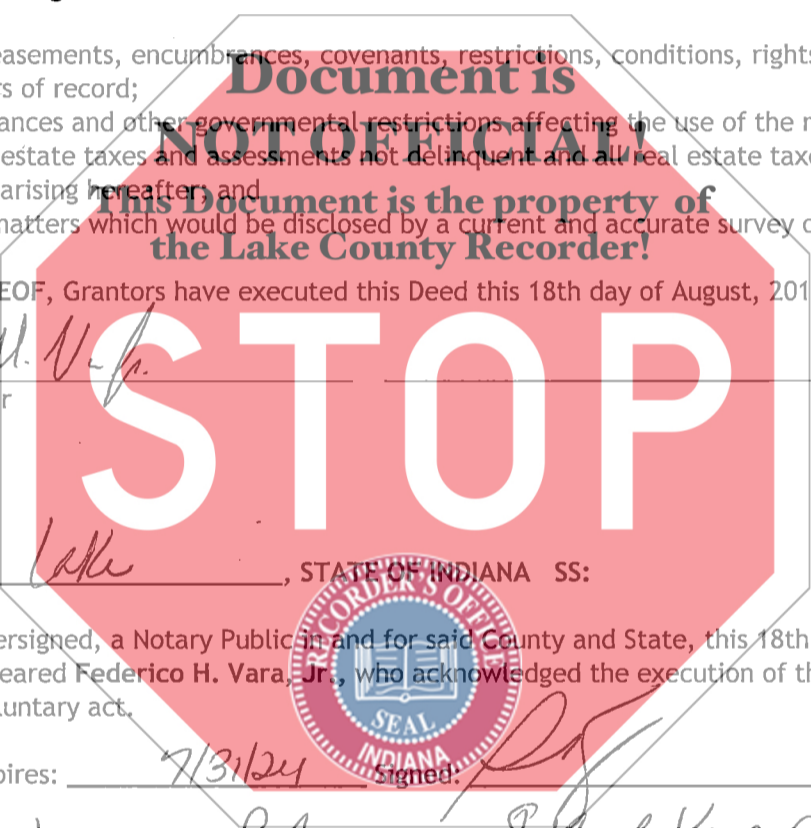
Subject to the following:

- (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 18th day of August, 2017.

Federico H. Vara Jr.

Federico H Vara Jr



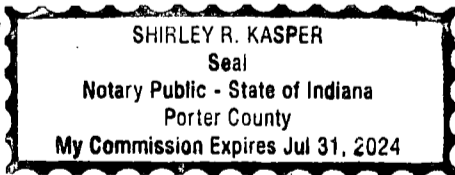
COUNTY OF Lake, STATE OF INDIANA SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 18th day of August, 2017 personally appeared Federico H. Vara, Jr., who acknowledged the execution of the foregoing Deed as their free and voluntary act.

My Commission Expires: 7/31/24 Signed: *[Signature]*

Resident of: IN County of: Porter Printed: Shirley R. Kasper

(SEAL)



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: 1910 W 95th Avenue, Crown Point, IN 46307
Liberty Title File: T8V17003492

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 30 2017

026735

JOHN E. PETALAS
LAKE COUNTY AUDITOR.

\$ 25.00

[Handwritten initials]

✓ # 44925