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2017 OCT -4 AM 9:27

MICHAEL B. BROWN  
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-16-08-454-029.000-042

THIS INDENTURE WITNESSETH, That JUSTIN R. EDWARDS, GRANTOR(S), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to BRIAN P. WAGNER, GRANTEE(S), of LAKE County in the State of INDIANA, 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 14, IN BLOCK 1, GREEN MEADOW MANOR, UNIT NO. 1, IN THE CITY OF CROWN POINT, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGE 51, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 228 MARIMAR COURT, 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 27 day of September, 2017

Justin R. Edwards  
JUSTIN R. EDWARDS

STATE OF INDIANA, COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 27 day of September, 2017, personally appeared: **JUSTIN R. EDWARDS** 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 Patricia Ludington  
Printed \_\_\_\_\_, Notary Public

This instrument prepared by:

MATTHEW W. DEBLOEY, Attorney  
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: 228 MARIMAR COURT, 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.

Pat Ludington  
Signature of Preparer

PAT Ludington  
Printed Name of Preparer

COMMUNITY TITLE COMPANY  
FILE NO 1112936

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

OCT 02 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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