

2017 068077

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 OCT -6 AM 9:59

MICHAEL B. BROWN  
RECORDER

Space above reserved for use by Recorder's Office

**Warranty Deed**

THIS INDENTURE WITNESSETH, That, GRANTOR(S), Roland T. Fleming and Kathleen D. Fleming, husband and wife, of 7801 Columbia Avenue, Dyer, IN 46311, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Ignacio R. Zepeda and Megan J. Zepeda, husband and wife, not as TENANTS IN COMMON but as JOINT TENANTS, the GRANTEE(S), all interest in the following described real estate situated in Lake County, State of Indiana:

LAND SITUATED IN THE COUNTY OF LAKE IN THE STATE OF IN  
LOT 24 IN REED'S ADDITION, UNIT 5, AS PER PLAT THEREOF, RECORDED IN  
PLAT BOOK 42 PAGE 41 IN THE OFFICE OF THE RECORDER OF LAKE  
COUNTY, INDIANA.

Permanent Parcel No(s): 45-11-19-203-006.000-032  
Commonly Known As: 7801 Columbia Avenue, Dyer, IN 46311  
Prior Instrument: 304537

The Grantor(s) covenant that they are lawfully seized of the estate hereby conveyed, have full right, power and authority to convey the same, and that said estate is free from all encumbrances except (i) property taxes and assessments not yet due and payable, having apportioned between the parties pursuant to the contract at closing (ii) restrictions, stipulations and easements of record affecting the property; and (iii) all governmental regulations affecting the Property.

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

OCT 5 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

**042201**

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AMOUNT \$ 25100  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK# 734122  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-CONF \_\_\_\_\_  
DEPUTY JAB

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IN WITNESS WHEREOF, Roland T. Fleming and Kathleen D. Fleming, husband and wife, have executed this deed this X 29<sup>th</sup> day of X September, 2017.

X Roland T. Fleming  
Roland T. Fleming

X Kathleen D. Fleming  
Kathleen D. Fleming

STATE OF INDIANA COUNTY OF LAKE ss.

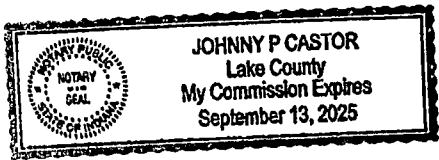
Before me, a Notary Public in and for said County and State, personally appeared Roland T. Fleming and Kathleen D. Fleming, husband and wife, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this X 29 day of X September, 2017.

X Johnny P. Castor Notary Public

Resident of X Lake County

My commission expires X 9-13-2025



SEND TAX INFORMATION TO:  
Ignacio R. Zepeda and Megan J. Zepeda  
7801 Columbia Avenue  
Dyer, IN 46311

This instrument was prepared by:  
Jessica Owens  
Anselmo Lindberg Oliver, LLC  
1771 W. Diehl Ste 120  
Naperville, IL 60563  
630-453-6800

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. – Jessica Owens