

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 069250

2017 OCT 12 PM 2:25

MICHAEL B. BROWN  
RECORDER

Tax Mailing Address:  
3145 45<sup>th</sup> St., Ste. B  
Highland, IN 46322

2

Property Number:  
45-07-21-430-014.000-026

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH** that Daniel R. Garner and Barbara Garner, Husband and Wife, Grantors, of Lake County, in the State of Indiana, Convey and Warrant to

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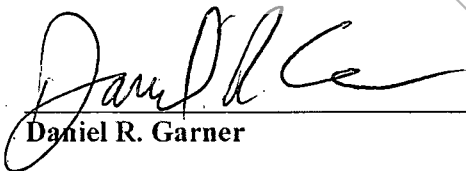
Region Home Buyers LLC,  
Grantee, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

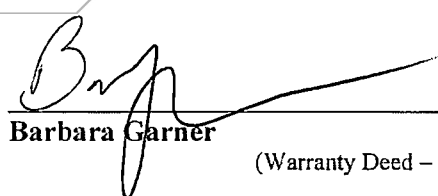
Lot 24 Block 2 in Golfmoor, in the Town of Highland, as per plat thereof, recorded in Plat Book 21, page 56, in the Office of the Recorder of Lake County, Indiana, together with that part of the vacated 20 foot alley adjoining said Lot 24 on the East.

Commonly known as: 3139 Franklin Avenue  
Highland, IN 46322

**SUBJECT TO** the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2016 payable in 2017 and thereafter

**IN WITNESS WHEREOF**, Daniel R. Garner and Barbara Garner, Husband and Wife have executed this WARRANTY DEED on this 28th day of September, 2017.

  
Daniel R. Garner

  
Barbara Garner  
(Warranty Deed - Page 1 of 2)

**HOLD FOR GREATER INDIANA TITLE COMPANY** W002131

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

OCT 12 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

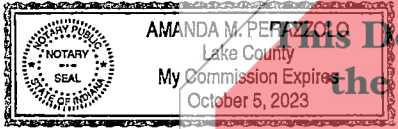
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CK # 25.  
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State of Indiana )  
                                  ) SS:  
County of Lake     )

Before me, the undersigned Notary Public in and for said County and State, personally appeared Daniel R. Garner and Barbara Garner, Husband and Wife, and acknowledged the execution of the foregoing Warranty Deed, and who, having each been duly sworn upon their respective oaths, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 28th day of September, 2017.



**Document is NOT OFFICIAL!**

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Notary's Signature:

*Amanda M Perazzo*  
Amanda M Perazzo

Notary's Printed Name:

Notary's County of Residence:

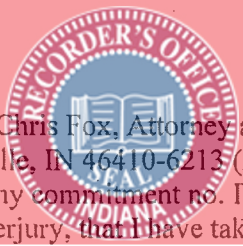
Lake

Notary's Commission Expires:

10/05/2023

After recording return to and Mailing Address of Grantee:

Region Home Buyers LLC  
3145 45<sup>th</sup> St., Ste. B  
Highland, IN 46322



This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86<sup>th</sup> Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN002131.

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. Chris Fox