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2017 DEC -4 AM 9:13

MICHAEL B. BROWN
RECORDER



WARRANTY DEED

TAX: I.D. NO. 45-19-23-478-004.000-008

THIS INDENTURE WITNESSETH, That DEAN E. KUTEMEIER, (GRANTORS), of WASHINGTON County in the State of INDIANA, CONVEYS AND WARRANTS to CHARLES A. McBAIN AND JUDY L. McBAIN, HUSBAND AND WIFE, of LAKE County in the State of INDIANA, (GRANTEES), 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 45 IN M.R. NICHOLS ADDITION TO THE TOWN OF LOWELL, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 22, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 122 OAK STREET, LOWELL, INDIANA 46356

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 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 24 day of November, 2017.

DEAN E. KUTEMEIER

STATE OF INDIANA
COUNTY OF Lake

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Before me, the undersigned, a Notary Public in and for said County and State, this 24 day of November, 2017, personally appeared: DEAN E. KUTEMEIER 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: 2021
Resident of Lake County

Signature: [Handwritten Signature]
Printed: Deanna L Griggs, Notary Public

This instrument prepared by: MATTHEW W. DEWILLEY, Attorney at Law, ID No. 27813-45
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

RETURN DEED TO: GRANTEES 16920 Holtz Road, Lowell, IN 46356
GRANTEE STREET OR RURAL ROUTE ADDRESS: 122 OAK STREET, LOWELL, INDIANA 46356
SEND TAX BILLS TO: GRANTEES 16920 Holtz Road, Lowell, IN 46356

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.

Signature of Preparer: [Handwritten Signature]

Printed Name of Preparer: Deanna L Griggs

Community Title Company
File No. 171324

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 01 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

CM9

6421

\$25,000

JTB