

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 083828

2017 DEC 12 AM 10:21

MICHAEL B. BROWN
RECORDER

MAIL TAX BILLS TO:
5295 Lucas Parkway
Cedar Creek, IN 46356

WARRANTY DEED

THIS INDENTURE WITNESSETH that GENA L. KNAPP and GREGORY C. RITSEMA, of Lake County, in the State of Indiana, CONVEY AND WARRANT to MARGARET P. TESKE, of Lake County, in the State of Indiana, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to-wit:

Commonly known as: 5295 Lucas Parkway, Lowell, IN 46356
Parcel #: 45-19-25-203-010.000-008

THE NORTHWESTERLY 90.63 FEET OF LOT 12 IN PROVIDENCE TOWNES OF LOWELL, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 2, 2007 IN PLAT BOOK 100, PAGE 75, AS DOCUMENT NUMBER 2007-000188 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, EXCEPT THE NORTHWESTERLY 62.88 FEET.

- Subject to: 1) Taxes, Easements, Covenants and restrictions of record;
- 2) All legal highways and rights of way;
- 3) Ditches and drains, and rights therein;
- 4) Zoning Ordinances;
- 5) Subject to building lines, easements, covenants and restrictions of record, if any;
- 6) Possible Municipal and/or Sewer Assessments levied by the City/Town of Cedar Creek;
- 7) Subject to the rights of way for drainage files, ditches, feeders, swails and laterals, if any.

Dated this 4 day of DECEMBER, 2017.



Gena L. Knapp
GENA L. KNAPP

Gregory C. Ritsema
GREGORY C. RITSEMA

STATE OF IN)
) SS:
COUNTY OF Lake)

Before me, the undersigned, a Notary Public in and for said County and State, this 4 day of December, 2017, personally appeared GENA L. KNAPP and GREGORY C. RITSEMA, and acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



Jennifer Flitter
Jennifer Flitter, Notary Public
My Commission Expires: June 26, 2024
County of Residence: Porter

This Instrument Prepared By:
Nathan D. Vis, Attorney
Blachly Tabor Bozik & Hartman, LLC
56 Washington Street, Suite 401
Valparaiso, IN 46383
PH: 219/464-1041

Grantee's Street Address or Rural Route Address if different than Mailing Address

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. No legal opinion has been rendered during the preparation of this Deed.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

Carol Doyle

DEC 12 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

032269

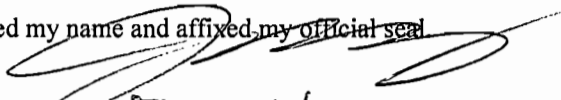
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State of IN)
COUNTY OF Lake) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 8 day of Dec., 2017, personally appeared **GREGORY C. RITSEMA**, and acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal

AFF-1708425 IN



Jason Lynn Notary Public
My Commission Expires: 8.5.2025
County of Residence: Porter

CL5527

