

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 085967

2017 DEC 19 AM 9:10

MICHAEL B. BROWN
RECORDER

MAIL TAX BILLS TO:
3797 Colbourne St.
Hobart, IN 46342

WARRANTY DEED

As Single Man

THIS INDENTURE WITNESSETH that NATHANAEL R. SMALL, of Lake County, in the State of Indiana, CONVEYS AND WARRANTS to DAMOND D. NICHOLS, 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: 3797 Colbourne St., Hobart, IN 46342
Parcel #: 45-08-26-201-013.000-018

Lot Number 19 in Block 4 as shown on the recorded plat of Ridgewood Addition to Gary recorded in Plat Book 8 Page 14, in the office of the Recorder of Lake County, Indiana.

- 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 Hobart;
- 7) Subject to the rights of way for drainage tiles, ditches, feeders, swails and laterals, if any.

Dated this 15th day of December, 2017

**This Document is the property of
the Lake County Recorder!**

Nathanael R. Small
NATHANAEL R. SMALL

STATE OF Indiana)
) SS:
COUNTY OF Lake)

Before me, the undersigned, a Notary Public in and for said County and State, this 15th day of December, 2017, personally appeared NATHANAEL R. SMALL, and acknowledged the execution of the foregoing deed.

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



Jennifer Flitter, Notary Public

My Commission Expires: 6-26-24

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.

aff 17082981N

Carol Doyle
Carol Doyle

ck 5530
251
ck 5530
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DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 19 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

43694