

2017 086284

2017 DEC 20 AM 9:08

MICHAEL B. BROWN  
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-07-15-153-045.000-023

THIS INDENTURE WITNESSETH, MATTHEW MILLS AND KRISTINA LIVAS, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, (GRANTORS), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to RACHEL M. SMITH AND MARK A SMITH, WIFE AND HUSBAND, of LAKE County in the State of INDIANA, (GRANTEE), 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 BLOCK 4, IN THE RESUBDIVISION OF SUNSHINE ADDITION TO HAMMOND, AS PER PLAT THEREOF OF SAID RESUBDIVISION, RECORDED IN PLAT BOOK 28 PAGE 31, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 3327 176<sup>TH</sup> STREET, HAMMOND, IN 46323

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 8 day of Dec, 2017.

*[Signature]*  
MATTHEW MILLS

*[Signature]*  
KRISTINA LIVAS



STATE OF INDIANA, COUNTY OF Marion SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 8 day of Dec, 2017, personally appeared: MATTHEW MILLS AND KRISTINA LIVAS and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribe my name and affixed my official seal.

My commission expires: 3/18/23

Signature *[Signature]*

Resident of Marion County

Printed: Deborah R. Fishback

DEBORAH R. FISHBACK  
Commission Number 665451  
My Commission Expires 03/18/23  
County of Residence Marion County  
Notary Public

This instrument prepared by: MATTHEW W. DEULLEY, 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: GRANTEE  
GRANTEE STREET OR RURAL ROUTE ADDRESS: 3327 176<sup>TH</sup> STREET, HAMMOND, IN 46323  
SEND TAX BILLS TO: GRANTEE

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]*  
Signature of Preparer

Deborah R. Fishback  
Printed Name of Preparer

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

DEC 18 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

006591

COMMUNITY TITLE COMPANY  
FILE NO 1713262

*25-*  
*CM*  
*D*