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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2019 026808

2019 MAY -8 AM 10: 56

MICHAEL B. BROWN  
RECORDER

Property Number:  
45-12-32-429-001.000-029

Tax Mailing Address:  
1859 W 97TH PL  
CROWN POINT IN 46307-2308

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH** that **Austriano Andino and Natividad R. Andino**, husband and wife, Grantors, of Lake County, in the State of Indiana, **Convey and Warrant to**

**William C. Ferguson and Ashley N. Ferguson**, husband and wife,

Grantees, 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 4, Willow Tree Farms, Block 3, an Addition to the City of Crown Point, as shown in Plat Book 43, page 131, and amended in Plat Book 47, page 129, and Certificate of Correction recorded as Instrument No. 259203, Lake County, Indiana.

Commonly known as: 1859 West 97<sup>th</sup> Place  
Crown Point, IN 46307

**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 2018 payable in 2019 and thereafter.

**IN WITNESS WHEREOF**, **Austriano Andino and Natividad R. Andino**, husband and wife, have executed this **WARRANTY DEED** on this 6<sup>th</sup> day of May, 2019.

*Austriano Andino*

Austriano Andino

*Natividad R. Andino*

Natividad R. Andino

(Warranty Deed -- Page 1 of 2)

Greater Indiana Title Company

MAY 08 2019

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

IND05499

25

30669

RT

23837

State of Indiana )  
 ) SS:  
County of Lake )

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

Witness my hand and Notarial Seal this 6<sup>th</sup> day of May, 2019.



**BRENDA SOHOVICH**  
Notary Public - Seal  
State of Indiana  
Porter County  
My Commission Expires Nov 5, 2022

Notary's Signature: [Handwritten Signature]

Notary's Printed Name: Brenda Sohovich

Notary's County of Residence: Porter

Notary's Commission Expires: 11/5/2022

**After recording return to and Mailing Address of Grantees:** William C. Ferguson and Ashley N. Ferguson  
1859 W 97TH PL  
CROWN POINT IN 46307-2308

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. IN005699.

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