

A

Prepared by:  
Justin Harris  
AMERICAS TITLE CORPORATION  
13540 N FLORIDA AVE, SUITE 104  
TAMPA, Florida 33613

2019 029813

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2019 MAY 20 AM 10:34  
MICHAEL B. BROWN  
RECORDER

File Number: 86-IN191004  
Parcel ID Number: 45-12-09-376-003.000-030

### General Warranty Deed

Made this **May 17, 2019** A.D. By Dora D Nelson, A MARRIED PERSON Vernard Nelson, whose address is: , hereinafter called the grantor, to **Heritage Real Estate Services, Inc.**, whose post office address is: 8101 Polo Club Drive Suite 2, Merrillville, Indiana 46410, hereinafter called the grantee;

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of \$10,000, One Hundred Thirty Four Thousand Five Hundred dollars & no cents and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lake County, Indiana, viz:

Lot 90A in Turkey Creek Meadows, Unit No. 10, as per plat thereof, recorded in Plat Book 36, page 100, in the Office of the Recorder of Lake County, Indiana.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Indiana in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

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**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

MAY 20 2019

001867

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

25  
[Handwritten signature]

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Signed, sealed and delivered in our presence:

This Document is the property of  
the Lake County Recorder!

Witness Printed Name:

*Dora D Nelson*  
Dora D Nelson  
Address:

(Seal)

Witness Printed Name:

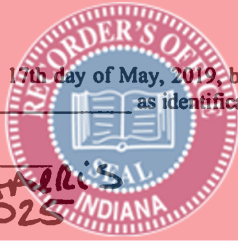
*Vernard Nelson*  
Vernard Nelson  
Address:

(Seal)

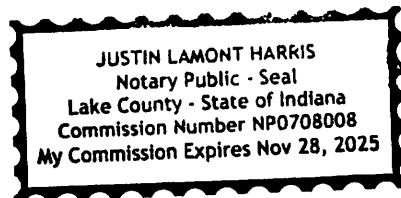
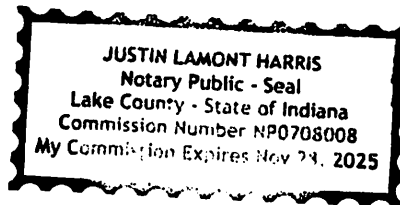
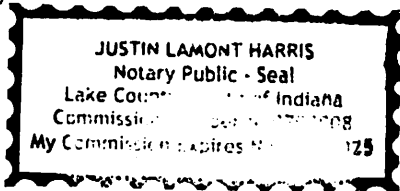
State of Indiana  
County of Lake

The foregoing instrument was acknowledged before me this 15th day of May, 2019, by Dora D Nelson, A MARRIED PERSON Vernard Nelson, who has/have produced drivers license as identification.

*Justin Lamont Harris*  
Notary Printed Name: Justin Lamont Harris  
My Commission Expires: November 28, 2025

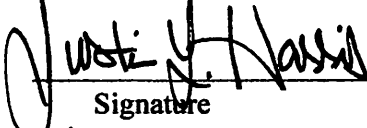


(seal)



**Affirmation Statement**

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

Justin L. Harris  
\_\_\_\_\_  
Print



## **Exhibit "A"**

Lot 90A in Turkey Creek Meadows, Unit No. 10, as per plat thereof, recorded in Plat Book 36, page 100, in the Office of the Recorder of Lake County, Indiana.

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