

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2019 037342

2019 JUN 21 AM 8:59

MICHAEL B. BROWN  
RECORDER

### WARRANTY DEED

THIS INDENTURE WITNESSETH, that Julie A. Bales, ("Grantor(s)"), CONVEYS AND WARRANTS TO Jody L. Kutscher, a married man, ("Grantee(s)"), for the sum of Ten Dollars and zero cents (\$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 12 IN BLOCK 19 IN HOMESTEAD GARDENS MASTER ADDITION, BLOCKS 18 AND 19, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 34 PAGE 79 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property Address: 8040 Duluth Ave aka 8040 Duluth St, Highland, IN 46322  
Parcel ID: 45-07-15-377-036.000-026

Subject to the following:

- (a) Any and all easements, encumbrances, covenants, restrictions, conditions, rights-of-way and other matters of record;
- (b) Zoning ordinances and other governmental restrictions affecting the use of the real estate;
- (c) Current real estate taxes and assessments not delinquent and all real estate taxes and assessments arising hereafter; and
- (d) Any and all matters which would be disclosed by a current and accurate survey of the real estate.

IN WITNESS WHEREOF, Grantors have executed this Deed this 17th day of June, 2019.

Julie A. Bales  
Julie A. Bales

COUNTY OF LAKE, STATE OF INDIANA SS:

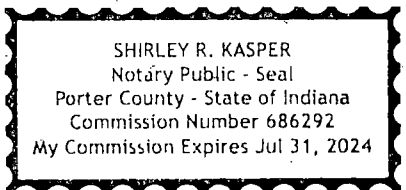
Before me, the undersigned, a Notary Public in and for said County and State, this 17th day of June, 2019 personally appeared Julie A. Bales, who acknowledged the execution of the foregoing Deed as their free and voluntary act.

My Commission Expires: 7/31/24

Signed: [Signature]  
Printed: Shirley R. Kasper

Resident of: IN County of: Porter

(SEAL)



Redaction 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. Lisa Palmer

Prepared by: Liberty Title & Escrow Company, LLC, Janice Lorraine Shei, Attorney, (25092-46), 505 Silhavy Road, Suite 600, Valparaiso, IN 46383  
Grantee's & Mail tax bills to: 8040 Duluth Ave aka 8040 Duluth St, Highland, IN 46322  
Liberty Title & Escrow File: T8V19005728

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUN 21 2019

041864

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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ck. 104054  
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