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2019 AUG 21 AM 10:46

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-16-10-332-001.000-042

THIS INDENTURE WITNESSETH THAT, KEVIN H. AUSTIN AND KAREN L. AUSTIN, HUSBAND AND WIFE, (GRANTORS), of LAKE County in the State of INDIANA, CONVEY AND WARRANT TO CARL A. BROWN AND KATIE L. BROWN, HUSBAND AND WIFE, of LAKE County in the State of INDIANA, (GRANTEES), 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 187 IN PENTWATER SUBDIVISION - PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 98, PAGE 8, IN THE OFFICE OF THE REORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 11483 CAROLINA CIR., CROWN POINT, IN 46307

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2018 TAXES PAYABLE 2019, 2019 TAXES PAYABLE 2020 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 19 day of August, 2019

[Signature]
KEVIN H. AUSTIN

[Signature]
KAREN L. AUSTIN

STATE OF IN, COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 19 day of August, 2019 personally appeared: **KEVIN H. AUSTIN AND KAREN L. AUSTIN** and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribe my name and affixed my official seal.

Commission Number: 698325

My commission expires: 3/22/2025 Signature *[Signature]*

Resident of Lake County Printed Elizabeth Kinzie, Notary Public

This instrument prepared by: NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303
No legal opinion given to Grantor(s) or Grantee(s) in Preparation of deed or form of holding ownership. All information used supplied by title company.



RETURN DEED TO: **GRANTEES**
GRANTEE STREET OR RURAL ROUTE ADDRESS: **11483 CAROLINA CIR., CROWN POINT, IN 46307**
SEND TAX BILLS TO: **GRANTEES**

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

Elizabeth Kinzie
Printed Name

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 21 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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27945

COMMUNITY TITLE COMPANY
FILE NO. 1916877