

2019 054950

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2019 SEP 24 AM 8:41

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

1110115

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THIS INDENTURE WITNESSETH, that MATHILDE HULSEY, of Lake County, Indiana ("Grantor"), **CONVEYS and WARRANTS** to JUAN RIVERA, of Lake County, Indiana ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following-described real estate located in Lake County, Indiana, to-wit:

LOTS 8 AND 9, BLOCK 4, FORD-ROXANA ADDITION TO HAMMOND, AS SHOWN IN PLAT BOOK 20, PAGE 23, IN LAKE COUNTY, INDIANA.

Subject to all easements, restrictions, rights-of-way and public roadways of record.

Subject to all prior reservations and conveyances of, and agreements relating to, the coal, oil, gas, and all other minerals and mineral rights underlying the above-described real estate, but Grantor conveys to the Grantee all his/her right, title and interest in and to the coal, oil, gas and other minerals and other mineral rights underlying the above-described real estate.

Subject to the real estate taxes for the year 2018, due and payable in 2019, and all subsequent taxes and all assessments, all of which the Grantee herein assumes and agrees to pay.

Grantor further certifies under oath that she and Charles B. Hulsey were continuously husband and wife at the time they acquired title to the above-described real estate until the demise of Charles B. Hulsey on December 31, 2014 resulting in Grantor being the owner of the entire fee simple interest in the above-described real estate.

IN WITNESS WHEREOF, Grantor has executed this deed this 30th day of Aug, 2019.



MATHILDE HULSEY
MATHILDE HULSEY

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

SEP 23 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

28941

25-E
2019-054950
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STATE OF INDIANA)
) SS:
COUNTY OF Lake)

Before me, a Notary Public in and for said County and State, personally appeared, MATHILDE HULSEY, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

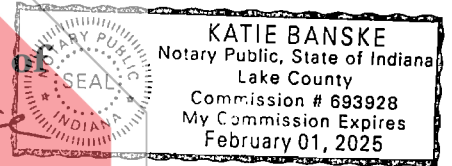
WITNESS my hand and Notarial Seal this 30th day of Aug, 2019.

My County of Residence
is Lake
County, State of Indiana, and
My Commission Expires: 2/1/25

**Document is
NOT OFFICIAL!**

This Document is the property of
the Lake County Recorder

Notary Public
Katie Banske
Printed Name of Notary



Mailing tax statements: same
Property Address: 1020 173rd St, Hammond, IN 46324-2731
Grantee's address: same

This instrument was prepared by Andrew C. Briscoe, Attorney-at-Law, Briscoe Legal Services, LLC, 6544 Briarwood Place, Zionsville, IN 46077. However, the preparer has not reviewed an updated abstract or title evidence for this real estate and this instrument was prepared pursuant to instructions from Grantor and Grantee with the understanding that there was no updated abstract or title evidence furnished and Grantee was satisfied to accept title to this real estate without any review by the title preparer of an updated abstract or title evidence. Briscoe Legal Services, LLC, assumes no liability for any errors, inaccuracies or omissions in this instrument resulting from the information provided, the parties hereto signifying their assent to this disclaimer by Grantor's execution and Grantee's acceptance of this instrument.

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 Andrew C. Briscoe