

2019 064982

2019 SEP 24 AM 9:32

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH, that Rhonda Kraft aka Rhonda R. Kraft, ("Grantor(s)"), CONVEYS AND WARRANTS TO James Brown Jr, ("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:

PARCEL I: LOT 101, IN WIRTZ CROWN HEIGHTS UNIT 4 TO LAKE COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 39, PAGE 86, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL II: THE NORTH 5 FEET OF LOT 20, IN WIRTZ CROWN HEIGHTS UNIT 6, TO THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 44, PAGE 102, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property Address: 9510 ROOSEVELT PL, Crown Point, IN 46307
Parcel ID: 45-12-32-251-005.000-029

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 16th day of September, 2019.

Rhonda Kraft aka Rhonda R. Kraft
Rhonda Kraft aka Rhonda R. Kraft

COUNTY OF LAKE, STATE OF INDIANA SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 16th day of September, 2019 personally appeared Rhonda Kraft aka Rhonda R. Kraft, who acknowledged the execution of the foregoing Deed as their free and voluntary act.

My Commission Expires: 7/31/2024
Resident of: Porter County, IN



(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. Cynthia Reed

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: 9510 ROOSEVELT PL, Crown Point, IN 46307
Liberty Title & Escrow File: T8V19006153

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

SEP 24 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

28997

JB

Chk# 112506

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