

2019-076029
2019 Nov 5 10:07 AM

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

WARRANTY DEED

3
File No.: FNW1904043-TAL

THIS INDENTURE WITNESSETH, that David A. Albright and Nancy J. Albright, as Co-Trustees, under the provisions of a trust agreement dated June 19, 2017, and known as the Albright Family Trust, Subject to the life estate interest of David A. Albright and Nancy J. Albright (Grantor) CONVEY(S) AND WARRANT(S) to Geoffrey Allen Dugan and Elizabeth Katherine Schwarz (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 in Lake County in the State of Indiana, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 9201 Ruth Court, Saint John, IN 46373-9674

Tax ID No.: 45-11-30-479-005.000-035

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 1st day of November, 2019.

David A. Albright and Nancy J. Albright, as Co-Trustees, under the provisions of a trust agreement dated June 19, 2017, and known as the Albright Family Trust, Subject to the life estate interest of David A. Albright and Nancy J. Albright

BY: *David A. Albright* - CO-TRUSTEE
David A. Albright, Co-Trustee

BY: *Nancy J. Albright* co-trustee
Nancy J. Albright, Co-Trustee



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

NOV 05 2019

043797

JOHN E. PETALAS
LAKE COUNTY AUDITOR

FIDELITY NATIONAL
TITLE COMPANY
FNW1904043

250
CK# 1820704307

State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, personally appeared David A. Albright and Nancy J. Albright as, Co-Trustees, or his/her successor in trust, under the provisions of a trust agreement dated June 19, 2017, and known as the Albright Family Trust who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 1st day of November, 2019

Signature:

Printed: Theresa A. Lepper

Resident of: Lake County

State of: INDIANA

My Commission expires: December 4, 2022

Prepared By: Timothy R. Kuiper
Austgen Kuiper Jasaitis P.C.
130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address: 9201 Ruth Court
Saint John, IN 46373-9674

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: Theresa Lepper.

Return To: Geoffrey Allen Dugan and Elizabeth Katherine Schwarz
9201 Ruth Court
Saint John, IN 46373



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-11-30-479-005.000-035

LOT 168 IN SCHILLTON HILLS UNIT NO. 8, AN ADDITION TO THE TOWN OF ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 82 PAGE 48, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

