

2019-082010

2019 Nov 27

10:23 AM

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

WARRANTY DEED

TAX: I.D. NO. 45-12-04-206-001.000-031

THIS INDENTURE WITNESSETH THAT, NICHOLAS C. ARMBRUST AND HEATHER ARMBRUST, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, (GRANTORS), of LAKE County in the State of INDIANA, CONVEY AND WARRANT TO SHANNON HULLUM-BICKHAM, of LAKE County in the State of INDIANA, (GRANTEE), 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 1 IN BLOCK "S" IN MEADOWLAND ESTATES UNIT NO. 3, IN THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31 PAGE 34, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 435 WEST 54TH AVE., MERRILLVILLE, IN 46410

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 22nd day of November, 2019

NICHOLAS C. ARMBRUST

HEATHER ARMBRUST

STATE OF Indiana, COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 22nd day of November, 2019, personally appeared: NICHOLAS C. ARMBRUST and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribe my name and affixed my official seal.

Commission Number: 0699646

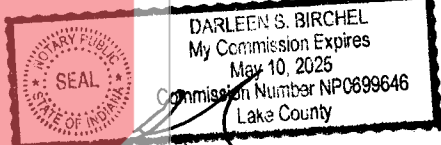
My commission expires: 5/10/21

Resident of Lake County

Signature

Printed

Darleen S. Birchel, Notary Public



STATE OF Indiana, COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 6th day of November, 2019, personally appeared: HEATHER ARMBRUST and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribe my name and affixed my official seal.

Commission Number: 642280

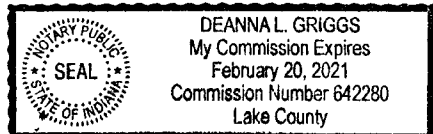
My commission expires: 2/20/21

Resident of Lake County

Signature

Printed

DeAnna L Griggs, 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.

COMMUNITY TITLE COMPANY
FILE NO. 1917596

RETURN DEED TO: GRANTEE

GRANTEE STREET OR RURAL ROUTE ADDRESS: 435 WEST 54TH AVE., MERRILLVILLE, IN 46410

SEND TAX BILLS TO: GRANTEE

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

Printed Name DeAnna L Griggs

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR GRANTEE 2025

NOV 27 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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