

2020-028285

2020 May 21 10:37 AM

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

WARRANTY DEED

TAX: I.D. NO. 45-11-07-230-008.000-034

THIS INDENTURE WITNESSETH THAT, PRESTON S. BLOMQUIST, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS TO THERESA M. GOSNELL, 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 49 EAST SUBURBAN ADDITION TO THE TOWN OF DYER, AS SHOWN IN PLAT BOOK 31 PAGE 13, IN LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 1450 SUNNYBROOK AVE., DYER, IN 46311

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2019 TAXES PAYABLE 2020, 2020 TAXES PAYABLE 2021 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

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

Dated this 8<sup>th</sup> day of May, 2020

Preston S. Blomquist  
PRESTON S. BLOMQUIST

STATE OF Indiana

**Document is NOT OFFICIAL!**  
**This Document is the property of the Lake County Recorder!**

Before me, the undersigned, a Notary Public in and for said County and State, this 8<sup>th</sup> day of May, 2020, personally appeared: **PRESTON S. BLOMQUIST** 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: 5/10/25

Resident of Cedar County

Signature [Signature]  
Printed Darleen S. Birchel

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.

**NOTARY PUBLIC SEAL**  
DARLEEN S. BIRCHEL  
My Commission Expires May 10, 2025  
Commission Number NP0699646  
Lake County

RETURN DEED TO: **GRANTEE**  
GRANTEE STREET OR RURAL ROUTE ADDRESS: 1450 SUNNYBROOK AVE., DYER, IN 46311  
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]  
Signature

Darleen Birchel  
Printed Name

COMMUNITY TITLE COMPANY  
FILE NO. 1917790

041857

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

MAY 20 2020

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

JN3  
CK12245  
\$25.00