

2020-028288

2020 May 21 10:37 AM

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

WARRANTY DEED

TAX: I.D. NO. 45-07-19-277-032.000-027

THIS INDENTURE WITNESSETH THAT, BRIAN HRYN, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS TO ADAM FESSENDEN, 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 4 IN THIRD RIDGWAY ADDITION TO MUNSTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 26 PAGE 6, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 8426 WALNUT DR., MUNSTER, IN 46321

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 7th day of May 2020

BRIAN HRYN

STATE OF Indiana, COUNTY OF Lake

Before me, the undersigned, a Notary Public in and for said County and State, this 7th day of May, 2020, personally appeared: BRIAN HRYN and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribe my name and affixed my official seal.

Commission Number: 0689646

My commission expires: 5-10-25

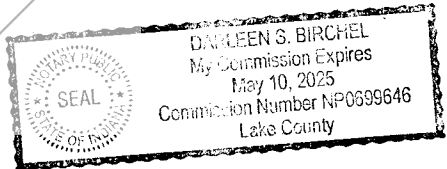
Resident of Lake

Signature [Handwritten 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.



RETURN DEED TO: GRANTEE
GRANTEE STREET OR RURAL ROUTE ADDRESS: 8426 WALNUT DR., MUNSTER, IN 46321
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 [Handwritten Signature]

Printed Name Darleen S. Birchel

COMMUNITY TITLE COMPANY
FILE NO. 2017122

041858

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAY 20 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

\$ 25,000

JTB

CK12245