

2020-028354

2020 May 21 11:11 AM

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

WARRANTY DEED

TAX: I.D. NO. 45-09-17-379-005.000-021

THIS INDENTURE WITNESSETH, That DOUGLAS LLOYD WELDON, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to DAKOTA PROPERTIES, LLC, (GRANTEE), of LAKE County in the State of INDIANA, 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 NUMBERED 4 & 5 AND THE EAST 27.59 FEET OF LOT 6 AND THAT PART OF LOT 3, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF RIVERSIDE DRIVE AND 3.34 FEET NORTHEASTERLY FROM THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE SOUTHERLY WITH AN INTERIOR ANGLE OF 90 DEGREES AND 30 MINUTES A DISTANCE OF 42.4 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF LOT 3 TO THE SOUTHERLY LINE OF LOT 3; THENCE WESTERLY TO THE SOUTHWESTERLY CORNER OF LOT 3; THENCE NORTH TO THE NORTHWESTERLY CORNER OF LOT 3; THENCE NORTHEASTERLY ON THE SOUTHERLY LINE OF RIVERSIDE DRIVE 3.34 FEET TO THE PLACE OF BEGINNING, ALL IN BLOCK 5 AS SHOWN ON THE RECORDED PLAT OF GREATER RIVERVIEW ADDITION TO EAST GARY (NOW CITY OF LAKE STATION) RECORDED IN PLAT BOOK 15, PAGE 8, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 2419 RIVERSIDE DRIVE LAKE STATION, INDIANA 46405

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 11th day of May, 2020

Douglas Lloyd Weldon
DOUGLAS LLOYD WELDON

STATE OF INDIANA, COUNTY OF Porter SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 11th day of May, 2020, personally appeared: DOUGLAS LLOYD WELDON and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number:
My commission expires: 12/11/2027
Resident of Lake County

Signature Tia Lipscomb
Printed Tia Lipscomb, Notary Public



TIA LIPSCOMB
My Commission Expires
December 11, 2027
Commission Number NP0724041
Lake County

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: 2929 JEWETT AVENUE, HIGHLAND, IN 46322
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.

Tia Lipscomb
Signature

Tia Lipscomb
Printed Name

041830

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER.

MAY 20 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

COMMUNITY TITLE COMPANY
FILE NO. 2018408

CK12249

\$251.00

JTB