2020-063719

2020 Sep 14

9:16 AM

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

Mail Tax Bills To: 5109 W 154th Ave Lowell, IN 46356

Grantee Address: 5109 W 154th Ave Lowell, IN 46356

Parcel No. 45-19-01-427-004.000-007

WARRANTY DEED

THIS INDENTURE WITNESSETH, That LINDA CARTER ("Grantor"), conveys and warrants to BRYAN M. SANDERS, ("Grantee"), in consideration of 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 (the "Real Estate"):

LOT 67 IN DALECARLIA FAIR WAYS SUBDIVISION FIRST SECTION, AS PER PLAT THEREOF, RECORDED IN FLAT BOOK 35, PAGE 78, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as 5109 W 154th Ave, Lowell, IN 46356

Subject, nevertheless, to the following:

1. Real property taxes not yet delinquent;

2. Applicable building codes and zoning ordinances; and

3. Easements, conditions, restrictions, and such other matters as appearing in the records of the Office of the Recorder of Lake County, Indiana.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 4 day of 2020.

LINDA CARTER

AFF-1911941-IN

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

SEP 11 2020

JOHN E. PETALAS LAKE COUNTY AUDITOR 003298

DVXXXX OV

STATE OF TO) SS: COUNTY OF LOVO

Before me, the undersigned, a Notary Public, in and for said County and State, this day of Auxy, 2020, personally appeared LINDA CARTER and acknowledged the execution of the foregoing Warranty Deed as her voluntary act for the



EXECUTED AND DELIVERED in my presence:

Witness Signature Witness: Brenda J Miley Printed Name
Witness Signature Printed Name
STATE OF INDIANA)
COUNTY OF Document is
Before me, a Notary Public in and for said County and State, personally appeared being known to me to be the person whose name is subscribed as a witness to the foregoing substance, being duty swper type fdeposes and says that the
as a witness to the foregoing instrument, the company met deposes and says that the
foregoing instrument was executed and delivered twelling witness is not a party to the
subscribing witness's presence, and that the abovenamed subscribing witness is not a party to the
transaction described in the foregoing instrument and will not receive any interest in or proceeds
from the property that is the subject of the transaction.
Witness my hand and Notarial Seal this day of, 2020.
Notary Public
Printed Name
My Commission Expires: My County of Residence: My County of Indiana
My Commission Number: Commission Expires Jenuary 11, 2023 Jenuary 11, 2023

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. George W. Carberry

This instrument prepared by: George W. Carberry, Burke Costanza & Carberry LLP 156 S. Washington Street, Valparaiso, IN 46383 (219) 769-1313