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2020-073002

2020 Oct 14

8:38 AM

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

WARRANTY DEED

THIS INDENTURE WITNESSETH, that Jeffery C. Martin and Laura Dio Guardi-Martin, husband and wife, ("Grantor") of Lake County in the State of Indiana CONVEYS and WARRANTS to Joseph L. Granger, Trustee of the Granger Living Trust dated May 15, 2019, ("Grantee") in consideration of Ten Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

PART OF LOT 6, IN WHITE HAWK COUNTRY CLUB PHASE TWO, AN ADDITION TO THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 83 PAGE 59, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 00 DEGREES 24 MINUTES 02 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 52.45 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 08 MINUTES 30 SECONDS EAST, A DISTANCE OF 155.07 FEET TO A POINT ON THE EAST LINE OF SAID LOT 6; THENCE SOUTH 00 DEGREES 23 MINUTES 39 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 63.91 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 154.96 FEET TO A POINT ON THE WEST LINE OF SAID LOT 6; THENCE NORTH 00 DEGREES 24 MINUTES 02 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 57.80 FEET TO THE POINT OF BEGINNING.

Key No.: 45-16-06-254-022.000-042

Commonly known as: 1020-C Easy Street, Crown Point, Indiana 46307

Subject to all covenants, conditions, easements, agreements, limitations, and restrictions of record.

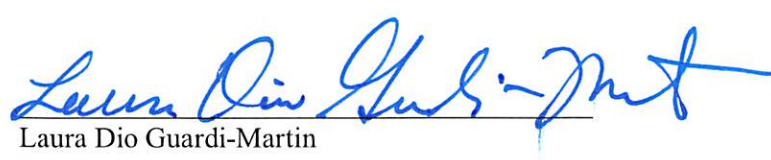
Subject to all past and future real estate tax including any delinquencies or penalties.

Dated this 1 day of October, 2020

Dated this 1 day of October, 2020



Jeffery C. Martin



Laura Dio Guardi-Martin

FIDELITY NATIONAL
TITLE COMPANY
FB2320020-00519

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

OCT 13 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

CK#1820704773 \$25.00

027021

MB

STATE OF ~~INDIANA~~ ^{Texas (E)})
) SS
COUNTY OF Harris)

Before me, the undersigned, a Notary Public in and for said County and State, this 1 day of October, 20 20, personally appeared Jeffery C. Martin, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires:

4/10/2021

Document is
Signature: Finisha B. Taylor
NOT OFFICIAL!

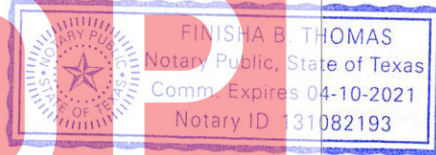
Printed: FINISHA B. TAYLOR Notary Public

the Lake County Recorder!

Resident of Harris County

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.

Robert F. Tweedle



This instrument was prepared at the request of Burnet Title Company and is based solely on information supplied by Burnet Title Company and without examination for accuracy. This preparer assumes no liability for any errors, inaccuracies or omissions in this instrument resulting from the information provided. No legal opinion has been rendered during the preparation of this Deed. The Parties accept this disclaimer by Owner's execution of this document

This instrument prepared by:
Robert F. Tweedle, Atty No. 20411-45
Law Offices of Robert F. Tweedle
2850 - 45th Street, Suite A

Highland, IN 46322

(219) 924-0770 | rtweedle@tweedlelaw.com

Return Deed and Mail Tax Bills To:

Grantee: Joseph L. Granger, Trustee of the Granger Living Trust dated May 15, 2019
1020-C Easy Street
Crown Point, IN 46307

STATE OF Texas INDIANA)
) SS
COUNTY OF Harris)

Before me, the undersigned, a Notary Public in and for said County and State, this 1 day of October, 2020, personally appeared Laura Dio Guardi-Martin, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires:

4/10/2021

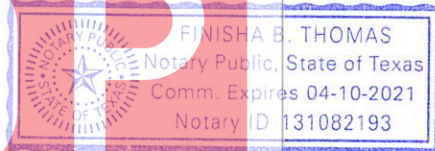
Document is
Signature: Finisha B. Taylor
NOT OFFICIAL!

Printed: Finisha B. Taylor Notary Public
the Lake County Recorder!

Resident of Harris County

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.

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Return Deed and Mail Tax Bills To:

Grantee: Joseph L. Granger, Trustee of the Granger Living Trust dated May 15, 2019
1020-C Easy Street
Crown Point, IN 46307

CERTIFICATE OF PROOF

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached:

[Signature]
Witness Signature

CHARLES JONES
Witness Name (must be typed / printed)

PROOF: Texas (T)
STATE OF ~~INDIANA~~ COUNTY OF ~~...~~

Before me, a Notary Public in and for said County and State, on this 1 day of October 2020, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows JEFFERY C. MARTIN to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said JEFFERY C. MARTIN execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

My commission expires: 4/10/2021

Signature: Finisha B. Taylor

Printed: Finisha B. Taylor Notary Public

Resident of Harris County (SEAL)

Property Address: 1020-C Easy Street, Crown Point, Indiana 46307

Grantees Address and Tax Mailing Address: 1020-C Easy Street, Crown Point, Indiana 46307



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. Robert F. Tweedle

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Law Offices of Robert F. Tweedle
2850 - 45th Street, Suite A
Highland, IN 46322
(219) 924-0770 | rtweedle@tweedlelaw.com



CERTIFICATE OF PROOF

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached:

[Handwritten Signature]
Witness Signature

CHARLES JONES
Witness Name (must be typed / printed)

PROOF: Texas (TX)
STATE OF ~~INDIANA~~ COUNTY OF ~~Indiana~~

Before me, a Notary Public in and for said County and State, on this 1 day of October, 2020, personally appeared the above named **WITNESS** to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows LAURA DIO GUARDI-MARTIN, to be the individual(s) described by and who executed the foregoing instrument; that said **WITNESS** was present and saw said LAURA DIO GUARDI-MARTIN, execute the same; and that said **WITNESS** at the same time subscribed his/her name as a witness thereto.

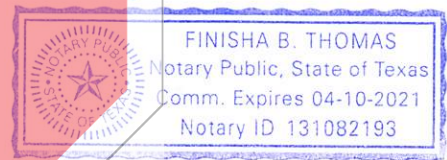
My commission expires: 4/10/2021

Signature: Finisha B. Taylor
Printed: Finisha B. Taylor Notary Public

Resident of Harris County (SEAL)

Property Address: 1020-C Easy Street, Crown Point, Indiana 46307

Grantees Address and Tax Mailing Address: 1020-C Easy Street, Crown Point, Indiana 46307



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. Robert F. Tweedle

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