

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 17 2021 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2021-543524
12/20/2021 12:12 PM
TOTAL FEES: 25.00
BY: JAS
PG # : 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH, That Sharon Lee Johnson and Chad M. Johnson ("Grantor") of Lake County, in the State of Indiana, CONVEYS AND WARRANTS to Kyle Murdock, ("Grantee") of Lake County, in the State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, State of Indiana:

LOT FIFTY-FIVE (55), AS MARKED AND LAID DOWN ON THE RECORDED PLAT OF FORSYTH HIGHLANDS FOURTH (4TH) ADDITION IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, AS THE SAME APPEARS OF RECORD IN PLAT BOOK 28, PAGE 53, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA.

BEING the same property conveyed to Arvid Carl Anderson, Jr., and Lorraine M. Anderson, husband and wife, by Executor's Deed dated May 7, 1975, recorded May 22, 1975, in Document No. 1975-300839, in the Office of the Recorder of Lake County, Indiana.

THEREAFTER, being the same property conveyed to Lorraine M. Anderson Bateman (surviving spouse of Arvid Carl Anderson, Jr. pursuant to death certificate) and Sharon Lee Johnson, as joint tenants with rights of survivorship, by Quit-Claim Deed dated June 22, 1992, recorded June 23, 1992, in Document No. 1992-40142, in the Office aforesaid. THEREAFTER, being the same property conveyed to Sharon Lee Johnson, by Warranty Deed dated April 17, 1998, recorded April 23, 1998, in Document No. 98028756, in the Office aforesaid.

THEREAFTER, being the same property conveyed to Sharon Lee Johnson and Douglas A. Johnson, as husband and wife, by Warranty Deed dated April 17, 1998, recorded April 23, 1998, in Document No. 98028757, in the Office aforesaid.

THEREAFTER, being the same property conveyed to Douglas A. Johnson and Sharon Lee Johnson, as husband and wife, as tenants by the entireties, by Warranty Deed dated March 2, 2007, recorded March 8, 2007, in Document No. 2007 020381, in the Office aforesaid.

Pursuant to tenancy by the entirety per the State of Indiana, title vested entirely in Sharon Lee Johnson, surviving spouse of Douglas A. Johnson, deceased, who died on March 25, 2019.

(The same property was erroneously conveyed to Chad M. Johnson, Sharon Lee Johnson and Douglas A. Johnson, by Quitclaim Deed dated October 19, 2010, recorded October 19, 2010, in Document No. 2010-060792, in the Office aforesaid; as a result, Chad M. Johnson will be required to sign the deed to the new buyers to convey any and all interest he may have in the property.)

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Parcel Number(s): 45-07-08-255-012.000-023

Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent; and subject to rights of way for roads and such matters as would be disclosed by an accurate survey and inspection of the real estate.

The address of such real estate is commonly known as 6749 Leland Avenue, Hammond, IN 46323. Tax bills should be sent to Grantee at such address unless otherwise indicated below.

IN WITNESS WHEREOF, Grantor(s) has caused this deed to be executed and delivered this 15th day of December, 2021.

GRANTOR(S):



Sharon Lee Johnson



Chad M. Johnson

County of Lake County Recorder

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STATE OF INDIANA
COUNTY OF Lake

Before me, a Notary Public in and for said County and State, personally appeared Sharon Lee Johnson and Chad M. Johnson, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 15th day of December, 2021.

Notary Public

Printed Name

Resident of Newport County

My Commission Expires: 11/2023



I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Shawn R. Freibert

This instrument was prepared by (and after recording return to):
Shawn R. Freibert, Attorney at Law - Acuity Title
800 Lily Creek Road, Suite 102, Louisville, KY 40243 (502) 238-7500

Send tax bills to: ,

File Number: 40076