NOT AN OFFICIAL DOCUMENT

2021-543860 12/21/2021 01:56 PM TOTAL FEES: 25.00 BY: SP PG #: 2

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD GINA PIMENTEL RECORDER

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER Dec 20 2021 cR

JOHN E. PETALAS
LAKE COUNTY AUDITOR
45-13-06-177-001.000-018

Tax Mailing Address: 1135 S VIRGINIA ST HOBART IN 46342-5883

WARRANTY DEED

THIS INDENTURE WITNESSETH that Phillip Guzman, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to

Dylan M. Lambert and Anna Seitz,

Grantees, 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, in the State of Indiana:

Lot 51 in Lake George Plateau Unit No. 5, in the City of Hobart, as per plat thereof, recorded in Plat Book 88, page 53, and corrected by Certificate of Correction recorded November 16, 2000, as Document No. 2000-03884, in the Office of the Recorder of Lake County, Indiana.

Site Address (per Lake County Auditor's Records)

1135 Virginia Street Hobart, IN 46342

Mailing Address (per U.S. Postal Service):

1135 S VIRGINIA ST HOBART IN 46342-5883

SUBJECT TO the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; strects and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2021 payable in 2022 and thereafter

IN WITNESS WHEREOF, Phillip Guzman has executed this Warranty Deed on this

19 day of November, 2021.

Phillip Guzman
(Warranty Deed – GITC File No. IN013384 - Page 1 of 2)

IN 013384

Greater Indiana Title Company

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State of Indiana)) SS:	
County of Lake)	
	in and for said County and State, personally appeared of the foregoing Warranty Deed as his voluntary act for duly sworn upon his oath, stated that the
AMANDA M. VAN BEEK AMANDA M. VAN	Augusta no Valant
Notary's County of Residence: LAL Notary's Commission Expires: LAL LAZ	OUNE,
After recording return to and Mailing Address	of Grantees: Dylan M. Lambert and Anna Seitz

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64, Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520); referencing Greater Indiana Title Company commitment no. IN013384.

(Warranty Deed - GITC File No. IN013384 - Page 2 of 2)

HOBART IN 46342-5883