

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 06 2022 cR

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-501190
01/07/2022 01:01 PM
TOTAL FEES: 25.00
BY: SP
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

TAX ID NUMBER(S)
State ID Number Only 45-19-25-129-007.000-008

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Niedert Properties, LLC, an Indiana Limited Liability Company

CONVEY(S) AND WARRANT(S) TO

Clinton W. Dutton, a married man and James M. Dutton, a married man, Joint Tenants with Rights of Survivorship, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

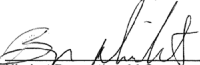
SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

The Grantor executing this deed represents and certifies that this Deed is given as a full release of any and all interest that the Grantor may have had in the real estate as a result of the unrecorded Land Contract dated July 1, 2019 entered into between the parties herein. Grantor further acknowledges that Grantor has not acquired any equity under the terms of the Land Contract.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 4th day of January, 2022.


Niedert Properties, LLC
By: Bryan Niedert, member


Niedert Properties, LLC
By: Stacy Niedert, member

MTC File No.: 21-44280 (UD)

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①

HOLD FOR MERIDIAN TITLE CORP

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State of Indiana, County of Porter ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Bryan Niedert and Stacy Niedert, members of Niedert Properties, LLC who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 4th day of January, 2022.

My Commission Expires:

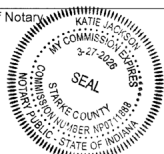


Signature of Notary Public

Commission No.

Printed Name of Notary

Notary Public County and State of Residence



This instrument was prepared by:
Andrew R. Drake, Attorney-at-Law
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

Property Address:
1654 Bluebird Lane
Lowell, IN 46356

Grantee's Address and Mail Tax Statements To:
3264 Trailside Pl.
Crown Point, IN 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. Andrew R. Drake

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EXHIBIT A

Lot Numbered Forty-three (43) in Eastdale Estates, Unit No. 3 in the Town of Lowell as per plat thereof, recorded in Plat Book 39, page 48 in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder