

NOT AN OFFICIAL DOCUMENT

Prepared by and return to:

Sonia Lindeman
Boston National Title Agency, LLC
129 W Trade Street 9th Floor
Charlotte, NC 28202

2022-501194
01/07/2022 01:05 PM
TOTAL FEES: 25.00
BY: SP
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

File Number: IN21103961

(Space Above This Line For Recording Data)

Warranty Deed

Exempt Section 91.193(6)(F) Persons who were previously married but who have since been divorced, if the transferred realty was acquired by both spouses or by either spouse before or during their marriage

This Warranty Deed made this 23rd day of September, 2021, between **Brian S. Baumeister**, whose post office address is **502 GATEWOOD TER, LOWELL, IN 4635** and **Cynthia R. Baumeister**, whose post office address is **502 GATEWOOD TER, LOWELL, IN 4635**, formerly a married couple, now divorced, grantor, and **Brian S. Baumeister** whose post office address is **502 GATEWOOD TER, LOWELL, IN 46356**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Lake County, INDIANA, to-wit:

THE FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY IN THE STATE OF INDIANA.

LOT 49, IN WOODLAND HILLS 7TH ADDITION, TO THE TOWN OF LOWELL, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 41, PAGE 60, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Tax ID: 45-19-26-427-001.000-008

NOTE: The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

Being that parcel of land conveyed to Brian S. Baumeister and Cynthia R. Baumeister, husband and wife from Leslie D. Seydel and Sherry L. Seydel, husband and wife by that deed dated 8/15/2003 and recorded 8/22/2003 in deed Instrument No. 2003-088577 of the Lake County, IN public registry.

Parcel Identification Number: 45-19-26-427-001.000-008

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 06 2022 VH

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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Signed, sealed and delivered in our presence:

Witness Name: _____

Brian S. Baumeister
Brian S. Baumeister

Witness Name: _____

Cynthia R. Baumeister
Cynthia R. Baumeister

STATE OF Indiana)
COUNTY OF Lake)

The foregoing instrument was acknowledged before me on 23rd Sept, 2021, by
Brian Baumeister

me or has produced _____ who is/are () personally known to
Dana White Scott as identification.

NOTARY PUBLIC

Printed Name: Dana White Scott
My Commission Expires: 08-06-2027



DANA WHITE SCOTT, Notary Public
Lake County, State of Indiana
Commission Number NP0721705
My Commission Expires August 6, 2027

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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.



Ovidiu Nedelea - Agent

Property of Lake County Recorder