

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 16 2022 LM
JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-511263
03/16/2022 11:13 AM
TOTAL FEES: 25.00
BY: SP
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Property Number:
45-08-26-202-010.000-018

Tax Mailing Address:
3765 SANDUSKY ST
HOBART IN 46342-1631

WARRANTY DEED

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

Dustin Nguyen, A Married Person

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, in the State of Indiana:

Lot 25 and the South 20 feet of Lot 26 in Block 3 in Ridgewood Addition to Gary, in the City of Hobart, as per plat thereof, recorded in Plat Book 8, page 14, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 3765 Sandusky Street
Hobart, IN 46342

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; streets 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, Jeffery Swiney has executed this Warranty Deed on this 10th day of March, 2022.


Jeffery Swiney

(Warranty Deed – GITC File No. IN014244 - Page 1 of 2)

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State of Indiana)
) SS:
County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Jeffery Swiney and acknowledged the execution of the foregoing Warranty Deed as his free and voluntary act for the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 10th day of March, 2022.



Notary's Signature: _____

Notary's Printed Name: _____

Notary's County of Residence: Porter

Notary's Commission Expires: 11/5/2022

After recording return to and Mailing Address of Grantee:

Dustin Nguyen
3765 SANDUSKY ST
HOBART IN 46342-1631

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. IN014244.

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