

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 07 2022 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-514738
04/07/2022 09:31 AM
TOTAL FEES: 25.00
BY: SP
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH That

Donald R. Nelson

(Grantors), of Lake County, in the State of Indiana **CONVEYS AND WARRANTS** to

Andrew Bernas, a single man and Mattie Giese, a single woman

(Grantees), of Lake County, in the State of Indiana, for and in consideration of the sum of \$10.00 and other valuable consideration in receipt whereof is hereby acknowledged, the following described real estate in Lake County, Indiana:

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

Parcel No(s): 45-07-28-206-014-000-026

Commonly known as: 2839 Parkway Drive, Highland, IN 46322.

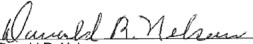
This conveyance is made subject to:

1. *Special assessments and Real Estate taxes for the year 2022 payable in 2023 and subsequent years.*
2. *All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.*
3. *The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use and occupancy of said real estate.*

[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, Grantors have executed this Deed this 4th day of April, 2022.

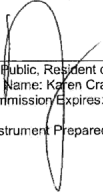

Donald R. Nelson

STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 4th day of April, 2022, personally appeared Donald R. Nelson, said person being over the age of 18 years, and acknowledged the execution of the foregoing instrument.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.



Notary Public, Resident of _____ County
Printed Name: Karen Craig
My Commission Expires: November 4, 2022



This Instrument Prepared By: Kathy J. Kwak, on behalf of Property Title LLC
322 Indianapolis Blvd., Suite 200
Scherverville, IN 46375
Phone: (219) 743-7506

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: Kathy J. Kwak

Mail Tax Statements and After Recording Return To: Andrew Bernas and Mattie Giese
2839 Parkway Drive
Highland, IN 46322

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Exhibit A

LOT 40, EXCEPT THE WEST 15 FEET THEREOF, AND LOT 41, EXCEPT THE EAST 20 FEET THEREOF, IN LINCOLN-PARKWAY SUBDIVISION, IN THE TOWN OF HIGHLAND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 29 AND PAGE 80, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder