

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 12 2022 VH

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-515398  
04/12/2022 01:36 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## WARRANTY DEED

THIS INDENTURE WITNESSETH That

Timothy J. Duffy

(Grantors), of Orange County, in the State of California **CONVEYS AND WARRANTS** to

Bruce M. Alston, Jr., a single man

(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): 45-12-04-255-001.000-031

Commonly known as: 555 W. 56th Avenue, Merrillville, IN 46410.

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.*

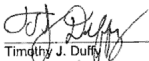
**PROPER TITLE, LLC**

FILE # 82165 10#2

[SIGNATURE PAGE TO FOLLOW]

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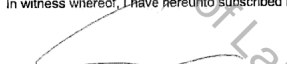
IN WITNESS WHEREOF, Grantors have executed this Deed this 6<sup>th</sup> day of April, 2022.

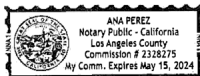
  
\_\_\_\_\_  
Timothy J. Duffy

STATE OF California  
COUNTY OF Orange

Before me, the undersigned, a Notary Public, in and for said County and State, this 6<sup>th</sup> day of April, 2022, personally appeared Timothy J. Duffy 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 Orange County  
Printed Name: Ana Perez  
My Commission Expires: May 15, 2024



This Instrument Prepared By: Kathy J. Kwak, on behalf of Property Title LLC  
322 Indianapolis Blvd., Suite 200  
Schererville, 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: Bruce M. Alston, Jr.  
555 W. 56th Avenue  
Merrillville, IN 46410