

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

2022-526489  
06/28/2022 12:06 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 1

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

Jun 28 2022 SLG

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

## WARRANTY DEED

File No.: CTNW2202972-JRA  
CT Highland LLC

**THIS INDENTURE WITNESSETH**, that Todd M. Giba and Julieann Giba, husband and wife (Grantor) CONVEY(S) AND WARRANT(S) to Daniel Gardner and Stephanie Gardner, husband and wife (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County in the State of Indiana, to wit:

**For APN/Parcel ID(s):** 45-07-30-478-010-000-027

LOT 20, IN FAIRMEADOW 23RD ADDITION, TO THE TOWN OF MUNSTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 45 PAGE 21, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

**Property:** 9607 Walnut Dr, Munster, IN 46321

**Subject to** all current real estate taxes and assessments and all subsequent taxes and assessments.

**Subject to** all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 23 day of June, 2022.

Todd M. Giba  
Todd M. Giba

Julieann Giba  
Julieann Giba

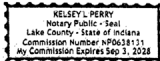
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Todd M. Giba and Julieann Giba, husband and wife, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 23 day of June, 2022

Signature: Kelsey L. Perry  
Printed Name: Kelsey L. Perry  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: September 3, 2028



**Prepared By:** Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

**Grantee's Address and Tax Billing Address:** 9607 Walnut Dr., Munster, IN 46321

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: Dena Phillips Farling.

CHICAGO TITLE INSURANCE COMPANY

Notary Public of Lake County Recorder