

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 14 2022 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-541939
10/14/2022 10:08 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 1

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-09-16-257-008.000-021

THIS INDENTURE WITNESSETH, That **EVAN GRACE AND HALEY GRACE, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, (GRANTORS), of **PIERCE** County in the State of **WASHINGTON**, CONVEY AND WARRANT to **RAMONA TORRES ESPINOSA**, (GRANTEE), of **LAKE** County in the State of **INDIANA**, in consideration of One Dollar (\$1.00) 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**:

THE NORTH 32-1/2 FEET OF LOT 31 AND THE SOUTH 17-1/2 FEET OF LOT 32 IN BLOCK 3 IN ELLIOT'S PARK, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 21 PAGE 36, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: **2445 VERMILLION ST., LAKE STATION, IN 46405**

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2021 TAXES PAYABLE 2022, 2022 TAXES PAYABLE 2022 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 14 day of October, 2022

EVAN GRACE

HALEY GRACE

STATE OF Washington, COUNTY OF Pierce SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 14 day of October, 2022 personally appeared: **EVAN GRACE AND HALEY GRACE** and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 9-29-23
My commission expires: 9-29-23
Resident of Pierce County

Signature: [Signature]
Printed: Nisha N Fahren, Notary Public



This instrument prepared by: **NATHAN D. VIS, Attorney at Law, ID No. 29535-45**
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303
No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company.

RETURN DEED TO: **GRANTEE**
GRANTEE STREET OR RURAL ROUTE ADDRESS: **2445 VERMILLION ST., LAKE STATION, IN 46405**
SEND TAX BILLS TO: **GRANTEE**

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.

Signature: [Signature]

Printed Name: Cristina Kealey

COMMUNITY TITLE COMPANY
FILE NO. 20220248