

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 23 2023 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-502110  
01/23/2023 01:48 PM  
TOTAL FEES: 25.00  
BY: SP  
PG #: 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## WARRANTY DEED

File No.: FNW2203833-RJW

**THIS INDENTURE WITNESSETH**, that John A. Zellers and Judith J Zellers, husband and wife (Grantor) CONVEY(S) AND WARRANT(S) to Lanell Moore (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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

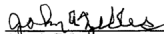
**Property:** 1035 N Jay St., Griffith, IN 46319

**Tax ID No.:** 45-07-26-455-003.000-006

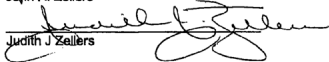
**Subject** to all current real estate taxes and assessments and all subsequent taxes and assessments.

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

IN WITNESS WHEREOF, Grantor has executed this deed this 20th day of January, 2023.



John A. Zellers



Judith J Zellers

FIDELITY NATIONAL TITLE  
FNW2203833

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STATE OF INDIANA

COUNTY OF LAKE

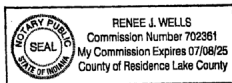
Before me, a Notary Public in and for said County and State, personally appeared John A. Zellers and Judith J Zellers who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 20th day of January, 2023

Signature: 

Printed: Renee J. Wells  
Resident of: Lake County  
State of: INDIANA

My Commission expires: July 8, 2025



**Prepared By:** Timothy R. Kuiper  
Austgen Kuiper Jasaitis P.C.  
130 North Main Street, Crown Point, IN 46307

**Grantee's Address and Tax Billing Address:** 1035 N Jay St.  
Griffith, IN 46319

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: Renee Wells.

**Return To:** Lanell Moore  
1035 N Jay St.  
Griffith, IN 46319

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**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): **45-07-26-455-003.000-006**

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LOT 68 IN SHERATON GARDENS 2ND ADDITION TO THE TOWN OF GRIFFITH, AS PER PLAT THEREOF,  
RECORDED IN PLAT BOOK 32, PAGE 89, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder