

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 13 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-507360
03/13/2023 03:11 PM
TOTAL FEES: 25.00
BY: SP
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

File No.: FNW2300566-KKS

THIS INDENTURE WITNESSETH, that Armond Boulware (Grantor) CONVEY(S) AND WARRANT(S) to Melissa Molina B Single Mama's (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

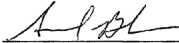
Property: 1346 Van Buren, Gary, IN 46407

Tax ID No.: 45-08-09-256-027.000-004

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 10th day of March, 2023.



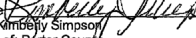
Armond Boulware

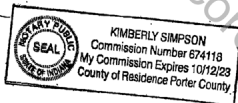
STATE OF INDIANA

COUNTY OF PORTER

Before me, a Notary Public in and for said County and State, personally appeared Armond Boulware 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 10th day of March 2023

Signature: 
Printed: Kimberly Simpson
Resident of: Porter County
State of: INDIANA
My Commission expires: October 12, 2023



FIDELITY NATIONAL TITLE
FNW2300566

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

Grantee's Address and Tax Billing Address: *4908 Carlsbad Circle
INDIANAPOLIS, IN 46241*

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: Kim Simpson.

Return To: Melissa Molina
*4908 Carlsbad Circle
Indianapolis, IN 46241*

Property of Lake County Recorder

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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): **45-08-09-256-027.000-004**

Lot 32 in Block 2 in Gary Land Company's Eleventh Subdivision, in the City of Gary, as per plat thereof, recorded in Plat Book 13, page 25, in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder