

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 23 2023 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-508486
03/24/2023 01:21 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH, That Timothy P. Russel and Susan L. Russel, husband and wife ("Grantor") of Lake County, in the State of Indiana, CONVEYS AND WARRANTS to Daniel R. Gorczynski and Sabrena Becker Gorczynski, husband and wife, ("Grantee") of Lake County, in the State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, State of Indiana:

A parcel of land in the North Half of the North 39 acres of the Southwest Quarter of Section 28, Township 33 North, Range 9 West, Lake County, Indiana described as commencing at the Southwest corner of Section 28; thence North 1, degree 12 minutes 26 seconds West along the West section line 686.63 feet; thence North 89 degrees 57 minutes 57 seconds East along the South line of said North Half 134.85 feet to the point of beginning; thence North 1 degree 26 minutes 27 seconds West along the East right of way line of U.S. Highway 41, 42.44 feet; thence North 8 degrees 15 minutes 02 seconds West along said East line 104.46 feet; thence North 1 degree 12 minutes 41 seconds West along said East line 219.84 feet; thence North 89 degrees 57 minutes 57 seconds East along the center line of an 82.5 foot Northern Indiana Public Service Company easement 364.58 feet; thence South 0 degrees 02 minutes 03 seconds East 365.51 feet; thence South 89 degrees 57 minutes 57 seconds West along the South line of said North Half, 344.11 feet to the point of beginning.

Parcel Number(s): 45-19-28-300-003.000-037

Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent; and subject to rights of way for roads and such matters as would be disclosed by an accurate survey and inspection of the real estate.

The address of such real estate is commonly known as 18700 Wicker Avenue, Lowell, IN 46356. Tax bills should be sent to Grantee at such address unless otherwise indicated below.

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IN WITNESS WHEREOF, Grantor(s) has caused this deed to be executed and delivered this 15th day of March, 2023.

GRANTOR(S):



Timothy P. Russel




Susan L. Russel

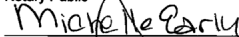
STATE OF INDIANA
COUNTY OF Lake

Before me, a Notary Public in and for said County and State, personally appeared Timothy P. Russel and Susan L. Russel, husband and wife, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 15th day of March, 2023.



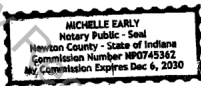
Notary Public



Printed Name

Resident of Newton County

My Commission Expires: 12-6-2030



I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Shawn R. Freibert

This instrument was prepared by (and after recording return to):
Shawn R. Freibert, Attorney at Law - Acuity Title

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800 Lily Creek Road, Suite 102, Louisville, KY 40243 (502) 238-7500

Send tax bills to: 18700 Wicker Avenue, Lowell, IN 46356

File Number: 43619

Property of Lake County Recorder