

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 23 2023 LM
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-508503
03/24/2023 02:00 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 1

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

TAX: LD. NO. 45-87-03-476-015.000-023

THIS INDENTURE WITNESSETH, That SEAN R. KEENER AND SUSAN R. KEENER, HUSBAND AND WIFE (GRANTORS), of LAKE County in the State of INDIANA, CONVEY AND WARRANT to DALE E. BURNS III, A SINGLE MAN (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:

LOT 47, EXCEPT THE SOUTH 1/2 FOOT THEREOF, AND LOT 48, EXCEPT VACATED 8TH AVENUE, AND THE SOUTH 1/2 FOOT OF VACATED 8TH AVENUE ADJACENT SAID LOT 48 IN BLOCK 4 IN RUSSELL'S FIRST ADDITION TO HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 31 IN THE OFFICE OF RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 6403 NEW HAMPSHIRE AVENUE, HAMMOND, INDIANA 46323

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2022 TAXES PAYABLE 2023, 2023 TAXES PAYABLE 2024 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

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

Dated this 10 day of MARCH, 2023

Sean R. Keener
SEAN R. KEENER

Susan R. Keener
SUSAN R. KEENER

STATE OF INDIANA, COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 10 day of MARCH, 2023 personally appeared SEAN R. KEENER AND SUSAN R. KEENER and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: NP0727054

My commission expires: 6-9-28
Resident of Newton County

Signature: Mary Jo Hall
Printed: MARY JO HALL, 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: 6403 NEW HAMPSHIRE AVENUE, HAMMOND, INDIANA 46323
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.

Mary Jo Hall
Signature

MARY JO HALL
Printed Name

COMMUNITY TITLE COMPANY
FILE NO. 232526

MARY JO HALL
Notary Public - Seal
Newton County - State of Indiana
Commission Number MP0727054
My Commission Expires Jun 3, 2028