

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 05 2023 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-509935
04/05/2023 02:34 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

File No.: FNW2300569-RJW

THIS INDENTURE WITNESSETH, that Ryan J. Sheets and Nicole M. Sheets, husband and wife (Grantor) CONVEY(S) AND WARRANT(S) to Neal Pipolo and Erin Pipolo, husband and wife as tenants by the entirety (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: 536 S. Madison St., Crown Point, IN 46307

Tax ID No.: 45-16-09-478-004.000-042

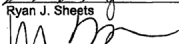
Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

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

IN WITNESS WHEREOF, Grantor has executed this deed this 3rd day of April, 2023.



Ryan J. Sheets



Nicole M. Sheets

FIDELITY NATIONAL TITLE
FNW2300569

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STATE OF INDIANA

COUNTY OF LAKE

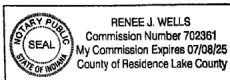
Before me, a Notary Public in and for said County and State, personally appeared Ryan J. Sheets and Nicole M. Sheets who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 3rd day of April, 2023

Signature: 

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

My Commission expires: July 8, 2025



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

Grantee's Address and Tax Billing Address: 536 S. Madison St.
Crown Point, IN 46307

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: Neal Pipolo and Erin Pipolo
536 S. Madison St.
Crown Point, IN 46307

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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): **45-16-09-478-004.000-042**

LOT 172 IN PENN OAK UNIT FOUR, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 98 PAGE 79, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder