

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 13 2023 GM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-510783  
04/14/2023 10:33 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG # : 6

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## WARRANTY DEED

TAX: I.D. NO. : 45-11-13-128-017.000-036

THIS INDENTURE WITNESSETH, CHRISTOPHER MARTINEZ, ELIZABETH SMITH, RENE' MARTINEZ, LYDIA DARDEN, AND FRIEDA R. NELSON, IN EQUAL SHARES, GRANTORS, of LAKE County in the State of INDIANA, CONVEY AND WARRANT to MATHEW G. BEDNARZ, of LAKE County in the State of INDIANA, as GRANTEE, 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:

PART OF LOT 18 IN PRAIRIE RIDGE, A SUBDIVISION IN THE TOWN OF SCHERERVILLE, INDIANA, AS PER RECORD PLAT THEREOF APPEARING IN PLAT BOOK 96, PAGE 71, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, WHICH PART OF SAID LOT IS DESCRIBED AS FOLLOWS: BEGINNING AT THE EASTERNMOST CORNER OF SAID LOT 18; THENCE N.28°52'42"E, ALONG THE NORTHEASTERLY LINE OF SAID LOT, 101.30 FEET; THENCE S.32°20'58"W., 150.73 FEET TO A POINT ON THE CURVED SOUTHWESTERLY LINE OF SAID LOT 18; THENCE SOUTHEASTERLY, ALONG SAID CURVED SOUTHWESTERLY LINE, AN ARC DISTANCE OF 29.97 FEET TO THE SOUTHERNMOST CORNER OF SAID LOT 18, THENCE N.61°07'18"E., ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 124.79 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 5814 ANTHONY CT., GRIFFITH, IN 46319

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<sup>th</sup> day of Apr, 2023

COMMUNITY TITLE COMPANY  
FILE NO. 222329

# NOT AN OFFICIAL DOCUMENT

  
CHRISTOPHER MARTINEZ

STATE OF INDIANA  
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 10<sup>th</sup> day of Apr, 2023, personally appeared: **CHRISTOPHER MARTINEZ** and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 0698642  
My commission expires: 5-7-25  
Resident of Laurel County

Signature:   
Printed: Darleen S. Borchel, Notary Public



# NOT AN OFFICIAL DOCUMENT

Elizabeth Smith  
ELIZABETH SMITH

STATE OF Indiana  
COUNTY OF Cass SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 10<sup>th</sup> day of April, 2023, personally appeared: **ELIZABETH SMITH** and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 0698646 Signature [Signature]  
My commission expires: 5/10/25 Printed Darleen Birchel, Notary Public  
Resident of Cass County



County of Lake County Recorder

# NOT AN OFFICIAL DOCUMENT

*René Martínez*  
RENE' MARTINEZ

STATE OF INDIANA  
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 1<sup>st</sup> day of March, 2025, personally appeared: **RENE' MARTINEZ** and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 06900416

My commission expires: 5-10-25

Resident of LAKE County

Signature *Darleen Birchel*  
Printed Darleen Birchel, Notary Public



# NOT AN OFFICIAL DOCUMENT

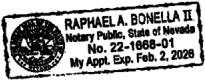
Lydia Darden  
LYDIA DARDEN

STATE OF Nevada  
COUNTY OF Clark SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 21st day of March, 2023 personally appeared: LYDIA DARDEN and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 22-1668-01  
My commission expires: 02/02/2026  
Resident of Clark County

[Signature]  
Printed: Raphael A. Bonella II, Notary Public



Notary of Lake County Recorder

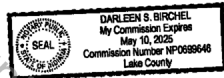
# NOT AN OFFICIAL DOCUMENT

Frieda R. Nelson  
FRIEDA R. NELSON

STATE OF INDIANA  
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 10<sup>th</sup> day of April, 2023, personally appeared: FRIEDA R. NELSON and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 059844  
My commission expires: 5/10/25 Signature [Signature]  
Resident of Lake County Printed Darleen S. Birchel, 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: GRANTEES  
GRANTEE'S MAILING ADDRESS: 5814 ANTHONY CT., GRIFITH, IN 46319  
SEND TAX BILLS TO: GRANTEES

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.

[Signature]  
Signature

DARLEEN S. BIRCHEL  
Printed Name