## NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER Apr 26 2023 GM

> PEGGY HOLINGA-KATONA LAKE COUNTY AUDITOR

2023-512196 04/26/2023 12:40 PM TOTAL FEES: 25.00 BY: JAS PG #: 2 STATE OF INDIANA LAKE COUNTY FILED FOR RECORD GINA PIMENTEL RECORDER

Property Number: 45-16-02-129-003.000-042

Tax Mailing Address: 10180 FLORIDA LN CROWN POINT IN 46307-7577

## WARRANTY DEED

THIS INDENTURE WITNESSETH that Buford D. Davis, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to

Eugene F. Dunham and Patricia A. Dunham, husband and wife, joint tenants with rights of survivorship.

Grantees, 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, in the State of Indiana:

Part of Lot 38, in Summertree-Phase 1, an Addition to the City of Crown Point, as per plat thereof, recorded in Plat Book 99, page 48, in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at the Northwest corner of said Lot; thence along a curve being concave to the Northeast and having a radius of 225.50 feet, said curve also being the Southwesterly right of way line of Florida Lane, an are length of 44.72 feet; thence South 42 degrees 47 minutes 17 seconds West, a distance of 118.11 feet to a point on the Southwesterly line of said Lot; thence North 61 degrees 02 minutes 22 seconds West, along said line, a distance of 55.81 feet to the Southwest corner of said Lot; thence North 47 degrees 00 minutes 00 seconds East, along the Northwesterly line of said Lot, a distance of 139.88 feet to the point of beginning.

Commonly known as:

10180 Florida Lane Crown Point, IN 46307

SUBJECT TO the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; casements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2022 payable in 2023 and thereafter.

(Warranty Deed - GITC File No. IN016420 - Page 1 of 2)

Greater Indiana Title Company

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IN WITNESS WHEREOF, Buford D. Davis has executed this Warranty Deed on this
A day of April, 2023.
British D. Doer
State of Indiana
County of Lake ) SS:
Before me, the undersigned Notary Public in and for said County and State, personally appeared Buford D. Davis and acknowledged the execution of the foregoing Warranty Deed as his free and voluntary ac the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.  Witness my hand and Notarial Seal this
NOTARY PUBLIC - STATE OF INDIANA NOTARY'S SIgnature:
BRENDA SOHOVICH COMMISSION NUMBER INPOSSO205 MY COMMISSION BEPRES NOVEMBER 05, 2000 Notary's Printed Name:
Notary's County of Residence: Rr Le_
Notary's Commission Expires:
After recording return to and Mailing Address of Grantees: Eugene F. Dunham and Patricia A. Dunham 10180 FLORIDA I.N CROWN POINT IN 46307-7577
I affirm, under the penalties for perjury, that I have taken reasonable care to reduct each Social Security number

I affirm, under the penalties for perjury, that I have taken reasonable care to reduct each Social Socurity number in this document, unless required by law. <u>Chris Fox</u>
This instrument was repeared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86<sup>th</sup>

Inis instrument was prepared by Ciris Fox, Autoriey at Law, Indiana License #19921-04, Autores, 516 East of Avenue, Merrillville, IN 46410-6213 (Phone: 219791-1520); referencing Greater Indiana Title Company commitment no. 18016420.

(Warranty Deed - GITC File No. IN016420 - Page 2 of 2)

for