

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 26 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-512294
04/26/2023 03:16 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

AFTER RECORDING RETURN TO:

Liberty Title
275 West Natick Road
Suite 1000
Warwick, RI 02886
File No. RIR23024221

Mail Tax Statements to:

Breanna Henderson
1012 Stevenson St
Gary IN 46406

Parcel ID No.: 45-07-11-230-023.000-004

WARRANTY DEED

THIS DEED made and entered into on this 21st day of April, 2023, by and between **Rodney Thomas, Jr.**, residing at Real Porter county, hereinafter referred to as Grantor(s) and **Breanna Henderson**, residing at Lake county, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Ninety Seven Thousand and 00/100 Dollars (\$97,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Lake County, Indiana:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

PROPERTY COMMONLY KNOWN AS: 1012 Stevenson Street, Gary, IN 46406

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

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto

NOT AN OFFICIAL DOCUMENT

his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

R. Thomas, Jr.

Rodney Thomas, Jr.

STATE OF Indiana
COUNTY OF Cable

I, a Notary Public, hereby certify that Rodney Thomas, Jr., whose name(s) is/are signed to the foregoing instrument or conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this the 21st day of April, 20 23.

Lolita L. Ransom

Notary Public

Printed Name: Lolita L. Ransom

My Commission Expires: 01/09/2031

A Resident of Cable County, State of Indiana

Prepared by:
Ryan P. Worden, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081



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.

Ryan P. Worden, Esq.

NOT AN OFFICIAL DOCUMENT

EXHIBIT A **LEGAL DESCRIPTION**

The following described premises situated in the County of Lake, and in the State of Indiana, to- wit:

The South 0.62 feet of Lot 3, all of Lot 4 and Lot 5 except the South 0.64 feet thereof, in Block 4 in the New Kensington Addition of Gary as per plat thereof recorded in Plat Book 9, Page 18, in the Office of the Recorder of Lake County, Indiana.

Being the same property as conveyed from Kaja Holdings 2, LLC to Rodney Thomas, Jr, dated September 06, 2018, and recorded on November 07, 2018 in Instrument No. 2018-077095, Lake County records.

Parcel ID Number: 45-07-11-230-023.000-004

Property commonly known as: 1012 Stevenson Street, Gary, IN 46406