

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

May 16 2023 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-514742
05/16/2023 02:43 PM
TOTAL FEES: 25.00
BY: SP
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

AFTER RECORDING RETURN TO:

Silk Title & Escrow

300 Centerville Rd

Warwick, RI 02886

File No. P-234977-NBKC

Mail Tax Statements to:

Thomas D. Murphy
1040 N Dwiggins Street
Griffith, IN 46319

WARRANTY DEED

THIS DEED made and entered into on this 12 day of May, 2023, by and between **EMILY H. MURPHY, a married woman**, whose address is 1040 N Dwiggins Street, Griffith, IN 46319 hereinafter referred to as Grantor(s) and **THOMAS D. MURPHY**, whose address is 1040 N Dwiggins Street, Griffith, IN 46319 hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of One Hundred Ninety One Thousand and 00/100 Dollars (\$191,000.00), 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.

Parcel ID No.: 45-07-26-453-024.000-006

Property commonly known as: 1040 N Dwiggins Street, Griffith, IN 46319

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.

NOT AN OFFICIAL DOCUMENT

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 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.

Emily H. Murphy
EMILY H. MURPHY

STATE OF INDIANA
COUNTY OF LAKE

I, a Notary Public, hereby certify that EMILY H. MURPHY 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 12TH day of MAY, 2023.

Mary A. Sienkiewicz
Notary Public

Printed Name: MARY A. SIENKIEWICZ
My Commission Expires: NOVEMBER 23, 2028
A Resident of LAKE County, State of INDIANA

MARY A SIENKIEWICZ
Notary Public - Seal
Lake County - State of Indiana
Commission Number NP0730132
My Commission Expires Nov 23, 2028

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 REAL ESTATE IN LAKE COUNTY, IN THE STATE OF INDIANA:

LOT 19 IN DIXON'S SECOND ADDITION TO THE TOWN OF GRIFFITH AS PER PLAT THEREOF RECORDED IN PLAT BOOK 34 PAGE 24 IN THE OFFICE OF THE RECORDER LAKE COUNTY, INDIANA.

BEING THE SAME PROPERTY CONVEYED TO EMILY H. MURPHY, A MARRIED WOMAN FROM CHRISTOPHER R. HEINEMANN AND PAMELA S. HEINEMANN, HUSBAND AND WIFE BY DEED DATED JUNE 24, 2019 AND RECORDED ON JUNE 28, 2019 AS INSTRUMENT NO. 2019-039228.

PARCEL ID NUMBER: 45-07-26-453-024.000-006

PROPERTY COMMONLY KNOWN AS: 1040 N DWIGGINS STREET, GRIFFITH, IN 46319