

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 06 2023 GM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-517452  
06/07/2023 08:58 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 3  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## WARRANTY DEED

File No.: FNW2301171-RJW

**THIS INDENTURE WITNESSETH**, that Andrew P Baker and Rachelle N Baker, husband and wife (Grantor) CONVEY(S) AND WARRANT(S) to Benjamin D. Radliff and Katie C. Radliff, husband and wife (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: 371 Rose Ellen Dr, Crown Point, IN 46307

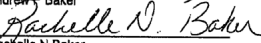
Tax ID No.: 45-16-08-353-010.000-042

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 30th day of May, 2023.

  
Andrew P Baker

  
Rachelle N Baker

FIDELITY NATIONAL TITLE/FNW2301171

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STATE OF INDIANA

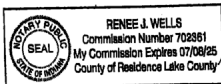
COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Andrew P Baker and Rachelle N Baker 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 30th day of May, 2023

Signature:

Printed/ Renee J. Wells  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: July 8, 2025



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

Grantee's Address and Tax Billing Address: 371 Rose Ellen Dr  
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: Benjamin D. Radliff and Katie C. Radliff  
371 Rose Ellen Dr  
Crown Point, IN 46307

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## EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 45-16-08-353-010.000-042

LOT 16 AND THE WEST 25 FEET OF LOT 15 IN GEO. SCHMAL ESTATES, IN THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE 73, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder