

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 28 2023 GM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-520347  
06/28/2023 03:31 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 2  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## WARRANTY DEED

TAX: LD. NO. 45-09-30-326-033.000-018

THIS INDENTURE WITNESSETH, That **CARLENE BURTON**, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to **KIMBERLY DODGEN AND MELISSA ORTIZ, AS JOINT TENANTS, (GRANTEES)**, of LAKE County in the State of INDIANA, 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:

**LOT 31 IN BLOCK 1 IN VILLA SHORES SIXTH ADDITION TO HOBART AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGE 101, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.**

COMMONLY KNOWN AS: **326 N Delaware St. Hobart, IN 46342**

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 2nd day of May, 2023

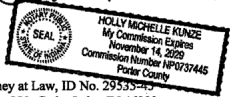
Carlene Burton  
CARLENE BURTON

STATE OF INDIANA, COUNTY OF Porter SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 2nd day of MAY, 2023, personally appeared: **CARLENE BURTON**, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: NP0737445  
My commission expires: 11/14/29  
Resident of Porter County, Indiana  
Public

Signature: [Handwritten Signature]  
Printed: Holly Michelle Klauze, Notary



This instrument prepared by:

NATHAN D. VIS, Attorney at Law, ID No. 29533-45  
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.

COMMUNITY TITLE COMPANY  
FILE NO. 2326243

# NOT AN OFFICIAL DOCUMENT

RETURN DEED TO: **GRANTEE**

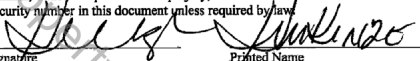
GRANTEE STREET OR RURAL ROUTE ADDRESS: **326 N Delaware St. Hobart, IN 46342**

SEND TAX BILLS TO: **GRANTEE**

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

Printed Name

  
\_\_\_\_\_

Property of Lake County Recorder