

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 19 2023 KAP

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-522966
07/19/2023 11:49 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH, That Gregg Ruvoli, Successor Trustee, under the Frank and Evelyn Ruvoli Living Trust dated September 6, 2000, and any amendments thereto ("Grantor") of Lake County, in the State of Indiana, CONVEYS AND WARRANTS to Jeffery M. Pena and Sara F. Miller, as joint tenants with rights of survivorship, ("Grantee") 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, State of Indiana:

PARCEL A

THE WEST 42.18 FEET OF LOT 8 IN WHISPERING OAKS ADDITION, TO THE TOWN OF HIGHLAND, LAKE COUNTY, INDIANA. RECORDED ON JANUARY 12, 1995 AS DOCUMENT NUMBER 95002472 IN BOOK 77 PAGE 93.

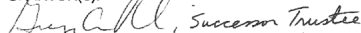
Parcel Number(s): 45-07-32-476-003,000-026

Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent; and subject to rights of way for roads and such matters as would be disclosed by an accurate survey and inspection of the real estate.

The address of such real estate is commonly known as 2205 Ramblewood Drive, Highland, IN 46322. Tax bills should be sent to Grantee at such address unless otherwise indicated below.

IN WITNESS WHEREOF, Grantor(s) has caused this deed to be executed and delivered this 7th day of July, 2023.

GRANTOR(S):

 Successor Trustee

Gregg Ruvoli, Successor Trustee, under the Frank and Evelyn Ruvoli Living Trust dated September 6, 2000, and any amendments thereto

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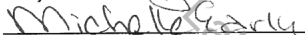
STATE OF INDIANA
COUNTY OF Lake

Before me, a Notary Public in and for said County and State, personally appeared Gregg Ruvoli, Successor Trustee, under the Frank and Evelyn Ruvoli Living Trust dated September 6, 2000, and any amendments thereto, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 7th day of July, 2023.



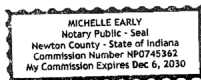
Notary Public



Printed Name

Resident of Newton County

My Commission Expires: 12-6-2030



I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Shawn R. Freibert

This instrument was prepared by (and after recording return to):
Shawn R. Freibert, Attorney at Law - Acuity Title
800 Lily Creek Road, Suite 102, Louisville, KY 40243 (502) 238-7500

Send tax bills to: 2205 Ramblewood Drive, Highland, IN 46322

File Number: 45811