

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 19 2023 KAP

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-522994
07/19/2023 12:21 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Recordation Requested By/Return to:

BRIAN SEXTON
920 WALNUT LANE
SAINT JOHN, IN 46373
File No. IN23F-6359

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS INDENTURE made this 17th day of July, 2023, **WITNESSETH**, that I/ WE **BARBARA REGAN, AS AN INDIVIDUAL (herein "Grantor")**, whose mailing address is 123 SHOSHONI TRAIL, APPLE VALLEY, MN 55124, conveys and warrants to **BRIAN SEXTON, AS SOLE OWNER (herein "Grantee")** mailing address is 920 WALNUT LANE, CROWN POINT, IN 46307 for and in consideration of the sum of **Ten and 00/100 Dollars (\$10.00)**, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all of Grantor's interest in and to the following described real estate located in LAKE County, State of Indiana:

LOT 32, UNIT 2, SECTION A, FASHION TERRACE, IN THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED AS PLAT BOOK 37, PAGE 18, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

APN: 45-16-07-276-005.000-042

PROPERTY ADDRESS: 920 WALNUT LANE, CROWN POINT, IN 46307

This instrument was prepared without the benefit of a title examination.

TOGETHER WITH all the rights, members, and appurtenances to the Real Estate in anyway appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

