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 13th day of July 2023 WITHESSETH, 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 "Granter") 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 anywise 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.

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Grantee's Tax Mailing Address is: BRIAN SEXTON, AS SOLE OWNER, 920 WALNUT LANE, CROWN POINT, IN 46307

WITNESS the hands and seal of said Grantors this 17th day of July 2023
BARBARA REGAN
9
STATE OF INDIANA VSS.
COUNTY OF LAKE
I, Chris Wischhover (Notary Public) hereby certify that BARBARA REGAN whose name(s) is/are signed to the foregoing conveyance, and who is 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 why hand this 17 the day of July 2023 (seal) CHRIS WISCHHOVER CHRIS WISCHHOVER CHRIS WISCHHOVER CHRIS WISCHHOVER WISCHMORE State of Indiana Commission Businers P0737757 My Commission Expires Nev 21, 2029 My Commission Expires Nev 21, 2029
Property Address: 920 WALNUT LANE, CROWN POINT, IN 46307 This Instrument Prepared By: JOHN H PAPASTRAT, ESQ. o'bio BC LAW FIRM, P.A. 372 FRANKLIN AVENUE, POB 7 NUTLEY, NJ 07110 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. JOHN H PAPASTRAT, ESQ.