

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 20 2023 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-523260  
07/21/2023 09:50 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 1  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## WARRANTY DEED

File No.: CTNW2302997-KZ  
CT CrownPoint LLC

**THIS INDENTURE WITNESSETH**, that Jeremy T. Gard and Carla K. Gard, husband and wife (Grantor) CONVEY(S) AND WARRANT(S) to Parker Charles Darnstaedt and Brooke Manhattan (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:

**For APN/Parcel ID(s):** 45-15-21-433-008.000-014

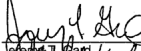
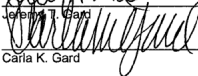
THE NORTH 60.0 FEET OF LOT 287, BY PARALLEL LINES AS MEASURED ALONG THE EAST LINE THEREOF, IN MONASTERY WOODS, PHASE 2, A SUBDIVISION IN THE TOWN OF CEDAR LAKE, INDIANA, AS PER RECORDED PLAT THEREOF, APPEARING IN PLAT BOOK 100 PAGE 72, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

**Property:** 13025 Drummond St A, Cedar Lake, IN 46303

**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 18<sup>th</sup> day of July, 2023.

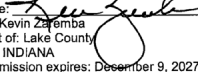
  
\_\_\_\_\_  
Jeremy T. Gard  
  
\_\_\_\_\_  
Carla K. Gard

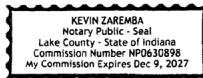
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Jeremy T. Gard and Carla K. Gard, husband and wife, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 18<sup>th</sup> day of July, 2023

Signature:   
Printed: Kevin Zarembo  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: December 9, 2027



**Prepared By:** Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

**Grantee's Address and Tax Billing Address:** 13025 Drummond St A, Cedar Lake, IN 46303

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: Dena Phillips Farling.

CHICAGO TITLE INSURANCE COMPANY