

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 20 2023 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-523316
07/21/2023 11:09 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

File No.: FNW2301039B-RJW

THIS INDENTURE WITNESSETH, that Ryan Cavanaugh and Rochelle A. Cavanaugh (Grantor) CONVEY(S) AND WARRANT(S) to Maxwell Callahan, Unmarried Man (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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 1828 S. Calhoun Street, Griffith, IN 46319

Tax ID No.: 45-11-13-152-003.000-032

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 12th day of July, 2023.

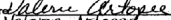

Ryan Cavanaugh

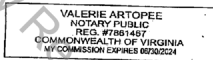

Rochelle A. Cavanaugh

STATE OF VA
COUNTY OF Chesterfield

Before me, a Notary Public in and for said County and State, personally appeared Ryan Cavanaugh and Rochelle A. Cavanaugh who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 15th day of July, 2023

Signature: 
Printed: Valerie Artopee
Resident of: Richmond City County
State of: Virginia
My Commission expires: 12-30-2024



Prepared By: Timothy R. Kuiper
Austgen Kuiper Jasaltis P.C.
130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address: 1828 S. Calhoun Street
Griffith, IN 46319

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: Timothy R. Kuiper.

Return To: Maxwell Callahan
1828 S. Calhoun Street
Griffith, IN 46319

FIDELITY NATIONAL TITLE/FNW2301039B

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 45-11-13-152-003.000-032

PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND P.M, DESCRIBED AS BEGINNING AT A POINT 1119.54 FEET NORTH AND 215.96 FEET WEST OF THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE WEST 225 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION 200 FEET; THENCE EAST 225 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION 200 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THE SOUTH 75 FEET THEREOF, ALL IN LAKE COUNTY, INDIANA.

Property of Lake County Recorder