

2023-09-08 11:02 AM  
09/11/2023 11:02 AM  
TOTAL FEE: 25.00  
BY: LAK  
PG #: 2  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 08 2023 LM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## WARRANTY DEED

THIS INDENTURE WITNESSETH, That Carlo J. Demma ("Grantor") of Lake County, in the State of Indiana, CONVEYS AND WARRANTS to Eddie Grimsley and Cynthia Grimsley, husband and wife, ("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:

LOT 26, EXCEPTING THE SOUTH 63.00 FEET BY PARALLEL LINES MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF, IN THREE SPRINGS PHASE 1, IN THE TOWN OF ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 95, PAGE 2, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Parcel Number(s): 45-11-33-329-001.000-035

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 9701 Hart Street, Saint John, IN 46373. 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 10 day of September, 2023 1st day of September, 2023.

GRANTOR(S):

  
Carlo J. Demma

# NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA  
COUNTY OF Lake

Before me, a Notary Public in and for said County and State; personally appeared Carlo J. Demma, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

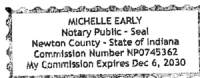
Witness my hand and Notarial Seal this 1<sup>st</sup> day of September, 2023 1st day of September, 2023.

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: 9701 Hart Street, Saint John, IN 46373

File Number: 46813