

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

022 - 52972
9/7/11 (2023) 03:30 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 1
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Sep 11 2023 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

TAX: LD. NO. 45-11-24-176-007.000-036

THIS INDENTURE WITNESSETH THAT, DEADRA WILKES, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS TO RYAN RUDERSCHMIDT AND STEPHANIE RUDERSCHMIDT, HUSBAND AND WIFE, of LAKE County in the State of INDIANA, (GRANTEES), in consideration of One Dollar (\$1.00) 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:

THE SOUTHERLY 34 FEET OF THE NORTHERLY 109.5 FEET, AS MEASURED ALONG THE WESTERLY LINE, OF LOT 11 IN BRANDONWOOD LAKES TOWNHOMES, IN THE TOWN OF SCHERVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 64, PAGE 36, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 1793 WEDGEWOOD CT., CROWN POINT, IN 46307

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2022 TAXES PAYABLE 2023, 2023 TAXES PAYABLE 2024 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 7th day of September, 2023

Deadra Wilkes

DEADRA WILKES

STATE OF Indiana, COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 7th day of September, 2023, personally appeared: **DEADRA WILKES** and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribe my name and affixed my official seal.

Commission Number: 0698646

My commission expires: 5-10-25

Resident of 46307 County

Signature: [Signature]
Printed: Darleen S. Birchel, Notary Public

This instrument prepared by: NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303
No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company.



RETURN DEED TO: **GRANTEES**
GRANTEE STREET OR RURAL ROUTE ADDRESS: 1793 WEDGEWOOD CT., CROWN POINT, IN 46307
SEND TAX BILLS TO: **GRANTEES**

COMMUNITY TITLE COMPANY
FILE NO. 2126797

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.

[Signature]
Signature

Darleen S. Birchel
Printed Name