

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

09/23/2023 09:51 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 1  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILES FOR RECORD  
GINA PIMENTEL  
RECORDER

Sep 26 2023 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## WARRANTY DEED

TAX: I.D. NO. 45-23-13-300-007.000-007

THIS INDENTURE WITNESSETH, That MEAGAN K. IPEMA and HENRY E. IPEMA III, WIFE AND HUSBAND, (GRANTORS), of LAKE County in the State of INDIANA, CONVEY AND WARRANT to MARTIN CARREON AND NORMA CARREON, HUSBAND AND WIFE, (GRANTEES), of LAKE County in the State of INDIANA, 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:

LOT 1 SANDY RIDGE ESTATES AS PER PLAT RECORDED IN PLAT BOOK 83, PAGE 34 IN THE OFFICE OF THE RECORDER, EXCEPT FOR THE WEST 60 FEET THEREOF QUITCLAIMED TO RODNEY DAUGHERTY AND CINDY DAUGHERTY ON MAY 5, 1998, WHICH DEED WAS RECORDED ON JULY 31, 1998, AS DOCUMENT NO. 98059199, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

AND

THAT PART OF THE SOUTH HALF OF SECTION 13, TOWNSHIP 32 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (BASIS OF BEARINGS IS THE PLAT OF SANDY RIDGE ESTATES AS RECORDED IN PLAT BOOK 83, PAGE 34 IN THE OFFICE OF THE LAKE COUNTY RECORDER ON SEPTEMBER 16, 1997) ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 3,721.20 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 25.00 FEET; THENCE NORTH 51 DEGREES 55 MINUTES 55 SECONDS EAST, 625.70 FEET OF THE POINT OF BEGINNING; THENCE CONTINUING NORTH 51 DEGREES 55 MINUTES 55 SECONDS EAST, 136.80 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 100.00 FEET; THENCE SOUTH 51 DEGREES 55 MINUTES 55 SECONDS WEST, 9.78 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 78.32 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 5706 W 221<sup>ST</sup> AVE., LOWELL, INDIANA 46356

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 22nd day of September, 2023.

  
MEAGAN K. IPEMA

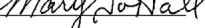
  
HENRY E. IPEMA III

STATE OF INDIANA, COUNTY OF LAKE

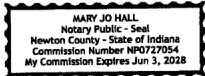
ES:

Before me, the undersigned, a Notary Public in and for said County and State, this 22nd day of September, 2023, personally appeared: MEAGAN K. IPEMA and HENRY E. IPEMA III and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: NP0727054  
My commission expires: 06/03/2028  
Resident of Newton County

Signature:   
Printed: Mary Jo Hall, 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 the title company.



RETURN DEED TO: GRANTEES  
GRANTEE STREET OR RURAL ROUTE ADDRESS: 5706 W 221<sup>ST</sup> AVE., LOWELL, INDIANA 46356  
SEND TAX BILLS TO: GRANTEES

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

Mary Jo Hall  
Printed Name

Community Title Company  
File No. 