

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 27 2023 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

20:3-53 680
09 27 2023 03 17 PM
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.: FNW2302381-SMS

THIS INDENTURE WITNESSETH, that Philip McKelvey and Clare McKelvey, husband and wife, (Grantor) CONVEY(S) AND WARRANT(S) to Richard Wayne Victor and Ashli La Nae Rollins-Victor, husband and wife (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:

The South 34.08 feet of Lot 104 in Edgewater-Phase Three, Block 2A, an Addition to the City of Crown Point, Lake County, Indiana, as per plat thereof, recorded in Plat Book 110 page 53, in the Office of the Recorder of Lake County, Indiana, and recorded August 21, 2017 as Document No. 2017-055638, being described by metes and bounds as follows:

Beginning at the Southwest corner of said Lot; thence North 00 degrees 03 minutes 23 seconds East, along the West line of said Lot, a distance of 34.08 feet; thence South 89 degrees 56 minutes 37 seconds East, along the South line of the North 24.00 feet of the South 58.08 feet of said Lot 104, a distance of 109.76 feet to the East line of said Lot; thence South 00 degrees 03 minutes 23 seconds West along said East line, a distance of 34.08 feet to the Southeast corner of said Lot; thence North 89 degrees 56 minutes 37 seconds West along the South line of said Lot, a distance of 109.76 feet to the point of beginning.

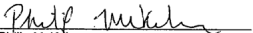
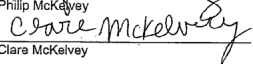
Property: 11171 Vermont Cir., Crown Point, IN 46307

Tax ID No.: 45-16-10-284-034.000-042

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 20th day of September, 2023.


Philip McKelvey

Clare McKelvey

FIDELITY NATIONAL TITLE
FNW2302381

NOT AN OFFICIAL DOCUMENT

STATE OF South Carolina

COUNTY OF SPARTANBURG

Before me, a Notary Public in and for said County and State, personally appeared Philip McKelvey and Clare McKelvey 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 20th day of September, 2023

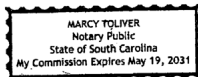
Signature: Marcy Toliver

Printed: MARCY TOLIVER

Resident of: GREENVILLE County

State of: South Carolina

My Commission expires: 5-19-2031



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

Grantee's Address and Tax Billing Address: 11171 Vermont Cir.
Crown Point, IN 46307

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: Shannon Stiener.

Return To: Richard Wayne Victor and Ashli La Nae Rollins-Victor
11171 Vermont Cir.
Crown Point, IN 46307