

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 3-29 718
09 27 2023 3:45 PM
TOTAL FEES: 25.00

BY: JAS
PG #: 1
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

TAX: LD. NO. 45-17-09-277-004.000-044

THIS INDENTURE WITNESSETH, That ANITA GRIFFITH (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to MATTHEW WENZEL AND EVA WENZEL, HUSBAND AND WIFE (GRANTEE), 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 75 IN LAKES OF THE FOUR SEASONS, UNIT NO. 1., AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGE 63, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 2998 SUNRISE DRIVE, CROWN POINT, INDIANA 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 22nd day of SEPTEMBER, 20 23

Anita Griffith
ANITA GRIFFITH

STATE OF INDIANA, COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 22nd day of SEPTEMBER, 20 23 personally appeared ANITA GRIFFITH and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: NP0737445
My commission expires: 11/14/29
Resident of: *Porter* County
Signature: *[Signature]*
Printed: *[Signature]*, Notary Public

This instrument prepared by: NATHAN D. VIS, Attorney at Law, ID No. 29535-4
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46305
No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed
of holding ownership. All information used supplied by title company.



RETURN DEED TO: GRANTEES
GRANTEE STREET OR RURAL ROUTE ADDRESS: 2998 SUNRISE DRIVE, CROWN POINT, INDIANA 46307
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] Signature
[Signature] Printed Name
Community Title Company
File No. 2326737