

# NOT AN OFFICIAL DOCUMENT

2023-5-2953  
10/06/2023 10:43 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 1  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 05 2023 BDD  
PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## WARRANTY DEED

TAX: LD. NO. 45-11-15-403-006.000-036

THIS INDENTURE WITNESSETH THAT, WILLIAM R. WALKER JR., (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS TO LUIS ESPARZA, of LAKE County in the State of INDIANA, (GRANTEE), 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 176 IN COUNTRY CLUB HILLS ESTATES UNIT #6, IN THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 68 PAGE 66, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 513 GARD LN., SCHERERVILLE, IN 46375

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 5 day of October, 2023

William R. Walker Jr  
WILLIAM R. WALKER JR.

STATE OF IN, COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 5 day of October, 2023, personally appeared: WILLIAM R. WALKER JR. and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribe my name and affixed my official seal.

Commission Number: 698325  
My commission expires: 3/22/2025  
Resident of Lake County

Signature [Signature]  
Printed ELIZABETH R. KINZIE, 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: GRANTEE  
GRANTEE STREET OR RURAL ROUTE ADDRESS: 513 GARD LN., SCHERERVILLE, IN 46375  
SEND TAX BILLS TO: GRANTEE

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

Elizabeth R. Kinzie  
Printed Name

COMMUNITY TITLE COMPANY  
FILE NO 2326850