

2/23 5:43:4
1/11/2023 1:42 AM
TOTAL FEE: 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 18 2023 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

CHICAGO TITLE INSURANCE COMPANY

File No.: CTNW2304461-JRA
CT Highland LLC

THIS INDENTURE WITNESSETH, that John M. Kerman and Karen L. Kerman, husband and wife (Grantor) CONVEY(S) AND WARRANT(S) to Timothy James Keller and Jeanna Marie Keller, 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:

For APN/Parcel ID(e): 45-07-33-205-001.000-026

THE WEST 80 FEET OF LOT 1 IN BARNES FIRST ADDITION, IN THE TOWN OF HIGHLAND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 48, PAGE 30 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property: 2840 98th St, Highland, IN 46322

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 10th day of October, 2023.

John M. Kerman
John M. Kerman

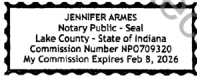
Karen L. Kerman
Karen L. Kerman

STATE OF INDIANA
COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared John M. Kerman and Karen L. Kerman, husband and wife, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 10th day of O2023

Signature: *JAMES*
Printed: Jennifer Armes
Resident of: Lake County
State of: INDIANA
My Commission expires: February 8, 2026



Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 2840 98th St, Highland, IN 46322

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: Dena Phillips Farling.