## OT AN OFFICIAL BY: JAS RECORDER

PG #: 1 RECORDED AS PRESENTED

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 05 2023 BDD

PEGGY HOLINGA-KATONA LAKE COUNTY AUDITOR

## WARRANTY DEED

Parcel Number: 45-14-01-400-006.000-013

THIS INDENTURE WITNESSETH that Donna Schmidt as Attorney in Fact for Dawn A. Schmidt a/k/a Dawn Schmidt (Grantor).

DOES HEREBY CONVEY AND WARRANT to Mary Anne Scalzitti, (Grantee), for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

THE EAST 146.66 FEET OF THE WEST 293.32 FEET OF THE SOUTH 445.52 FEET OF THE SOUTH 1,485.00 FEET OF THE EAST 586.67 FEET OF THE WEST 60 RODS OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 34 NORTH, RANGE 10 WEST OF THE 2ND P.M., IN LAKE COUNTY, INDIANA.

Commonly known as: 15048 West 109th, Dyer, IN 46311

Subject to real estate taxes due and payable, any and all covenants, easements, agreements, restrictions, and other matters of record as well as rights of way for roads.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on this . 20 d Ka Donna Schmidt as Attorpey in Fact for Dawn A. Schmidt a/k/a Dawn Schmidt

ACKNOWLEDGMENT

STATE OF INDIANA COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, on this 2 day of wember, 2023 bersonally appeared Donna Schmidt as Attorney in Fact for Dawn A. Schmidt a/k/a Dawn Schmidt, who acknowledged the execution of the (naming instrument as his of her soluntary act, and yho, having been duly sworn, stated that any representation) with the property of the pro

65042

RETURN DEED TO: GRANTEE

CION EXP

SEND TAX BILLS TO: MARY SCALZITTI, 15048 WEST 109TH, DYER, IN 46311

I affirm, under the penalties for perjury, that I have taken reasonable care to reda each Social Security number in this document, unless required by law.

THIS INSTRUMENT PREPARED BY: Jamey Glynn, JOSTES & GLYNN, LLP, 13321 Wicker Avenue, Cedar Lake, Indiana 46303, (219) 232-6112, at the specific request of the owner or the owner's representatives and is based solely on information supplied by one or more of those parties and without examination for accuracy. This preparer assumes no liability for any errors, inaccuracy or omissions in this instrument resulting from the information provided. The parties accept this disclaimer by the owner's execution of this document.

22-25993