

NOT AN OFFICIAL DOCUMENT

2023-09-27
12:06:23 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 05 2023 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Recordation Requested By/Return to:

JAMAR LEWIS
1456 W. 97TH AVENUE
CROWN POINT, IN 46307
File No. IN23-6491

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS INDENTURE made this 1st day of DECEMBER 2023 WITNESSETH, that I/ WE AMANDA L. SCHUYLER, FORMERLY KNOWN AS AMANDA L. HELMUS AND NATHAN A. SCHUYLER (herein "Grantor"), whose mailing address is 1456 W 97TH AVENUE, CROWN POINT, IN 46307, conveys and warrants to JAMAR LEWIS, SINGLE AND BLAKE BANNER, SINGLE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, (herein "Grantee") mailing address is 1456 W 97TH AVENUE, CROWN POINT, IN 46307 for and in consideration of the sum of One and 00/100 Dollars (\$1.00), and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all of Grantor's interest in and to the following described real estate located in LAKE County, State of Indiana:

LOT 13, IN INDIAN RIDGE ADDITION, UNIT 4, BLOCK 2, TO THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 67, PAGE 45, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

APN: 45-12-33-326-008.000-029

PROPERTY ADDRESS: 1456 W 97TH AVENUE, CROWN POINT, IN 46307

This instrument was prepared without the benefit of a title examination.

TOGETHER WITH all the rights, members, and appurtenances to the Real Estate in anyway appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that

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First American Title™

Exhibit A

File No.: IN23-6491

The Land referred to herein below is situated in the County of Lake, State of Indiana, and is described as follows:

LOT 13, IN INDIAN RIDGE ADDITION, UNIT 4, BLOCK 2, TO THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 67, PAGE 45, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder