DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 05 2023 BDD

PEGGY HOLINGA-KATONA LAKE COUNTY AUDITOR PG #: 3 RECORDED AS PRESENTED GINA PIMENTEL RECORDER

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 [185] day of DECENCER, 20 23 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 anywise appertaining or belonging

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

NOT AN OFFICIAL DOCUMENT

Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

Grantee's Tax Mailing Address is: JAMAR LEWIS AND BLAKE BANNER, 1456 W 97TH AVENUE, CROWN POINT, IN 46307

Nost M (1 m)

WITNESS the hands and seal of said Grantors this 1st day of DECEMBER 20 23

1	AMANDA L. SCHUYLER, F/K/A AMANDA L. HELMUS NATHAN A. SCHUYLER
	STATE OF INDIANA
) SS
	COUNTY OF LAKE
	I (Notary Public) hereby certify that AMANDA L. SCHUYLER, F/K/A AMANDA L. HELMUS AND NATHAN A. SCHUYLER, whose name(s) is/are signed to the foregoing conveyance, and who is
	known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they
	executed the same voluntarily on the day the same bears date. Given under my hand this 13 day of DECENTS ER
	(seal) JOHN D KUNKEL
	Notary Public, State of Indiana Lake County
	SEAL & Commission Number NP0718043 Votary Public
	March 46, 2027 March 46, 2027 My Commission Expires My Commission Expires My Commission Expires My Commission Expires 3-6-22-7
	Property Address: 1456 W 97TH AVENUE, CROWN POINT, IN 46307
	This Instrument Prepared By:
	JOHN H PAPASTRAT, ESQ.
	o/b/o BC LAW FIRM, P.A.
	372 FRANKLIN AVENUE, POB 7 NUTLEY, NJ 07110
	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 IOHN H PAPASTRAT ESO

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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