

2/23/2023 10:11 AM  
11/06/2023 10:11 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 4  
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

WARRANTY DEED

THIS INDENTURE WITNESSETH That

PROPER TITLE, LLC  
EMPT 23-96315W  
1st 2

Gary J. Giovannelli and Theresa Giovannelli, husband and wife

(Grantors), of Pima County, in the State of Arizona CONVEYS AND WARRANTS to

Pamela M. Alvarado and George Alvarado, Husband and Wife

(Grantees), of Lake County, in the State of Indiana, for and in consideration of the sum of \$10.00 and other valuable consideration in receipt whereof is hereby acknowledged, the following described real estate in Lake County, Indiana:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

Parcel No(s): 45-07-33-127-009.000-026  
Commonly known as: 2711 Georgetowne Drive, Highland, IN 46322.

This conveyance is made subject to:

1. *Special assessments and Real Estate taxes for the year 2022 payable in 2023 and subsequent years.*
2. *All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.*
3. *The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use and occupancy of said real estate.*

[SIGNATURE PAGE TO FOLLOW]

# NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantors have executed this Deed this 1 day of December, 2023.

Gary J. Giovanelli  
Gary J. Giovanelli

STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 1 day of December, 2023, personally appeared Gary J. Giovanelli and acknowledged the execution of the foregoing instrument.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Notary Public, Resident of Lake County  
Printed Name: Karen Craig  
My Commission Expires: November 4, 2030

NOTARY PUBLIC - STATE OF INDIANA  
SEAL  
KAREN CRAIG  
COMMISSION NUMBER 658346  
MY COMMISSION EXPIRES NOVEMBER 04, 2030

Theresa Giovanelli  
Theresa Giovanelli

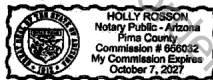
STATE OF ARIZONA

COUNTY OF PIMA

Before me, the undersigned, a Notary Public, in and for said County and State, this 1 day of November, 2023, personally appeared Theresa Giovanelli and acknowledged the execution of the foregoing instrument.

In witness whereof, I have here unto subscribed my name and affixed my official seal.

Holly Rosson  
Notary Public, Resident of PIMA County  
Printed Name: HOLLY ROSSON  
My Commission Expires: 10/7/2027



# NOT AN OFFICIAL DOCUMENT

This instrument Prepared By: Kathy J. Kwak, on behalf of Proper Title LLC  
322 Indianapolis Blvd., Suite 200  
Schererville, IN 46375  
Phone: (219) 743-440-6490

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: Kathy J. Kwak

Grantee Address/Mail Tax Statements and After  
Recording Return To:

George Alvarado and Pamela M. Alvarado  
2711 Georgetown Drive, Unit A-1  
Highland, IN 46322

Property of Lake County Recorder

# NOT AN OFFICIAL DOCUMENT

## Exhibit A

UNIT A-1 IN BUILDING 2 OF GEORGETOWNE CONDOMINIUM HORIZONTAL PROPERTY REGIME CONDOMINIUMS AS CREATED BY A DECLARATION RECORDED AS INSTRUMENT NUMBER 97021231 AND AS BUILT FLOOR PLANS RECORDED AS INSTRUMENT NUMBER 97021230, BOOK 82 PAGE 47 AND SUPPLEMENTAL DECLARATION AND/OR AMENDMENT RECORDED AS INSTRUMENT NUMBER 97042363 AND ANY ADDITIONAL SUPPLEMENTAL DECLARATIONS AND/OR AMENDMENTS THERETO WHICH ARE RECORDED IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS AND LIMITED COMMON AREAS.

GARAGE PARKING SPACE AND GARAGE STORAGE AREA NO. A-1 IN GARAGE BUILDING 2, AS A LIMITED COMMON AREA AS SET FORTH AND PROVIDED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder