

NOT AN OFFICIAL DOCUMENT

2/25/2024 1:25 AM
07/01/2024 1:25 AM
TOTAL FEES: 15.00
BY: JAS
PG #: 1
RECORDED AS PRESENTED

STATE OF INDIANA
CLERK OF SUPERIOR COURT
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 01 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

TAX: LD. NO. 45-11-26-229-008.000-032

THIS INDENTURE WITNESSETH, That **DAVID M. COTTON AND MAUREEN A. COTTON, HUSBAND AND WIFE, (GRANTORS)**, of LAKE County in the State of INDIANA, CONVEY AND WARRANT to **KYLE HOLMES AND ASHLEY HOLMES, HUSBAND AND WIFE, (GRANTEES)**, of LAKE County in the State of INDIANA, in consideration of One Dollar (\$1.00) 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:

LOT 309 IN HEATHER HILLS, SECTION 3, UNIT 1, IN THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 69, PAGE 53, AND AMENDED BY PLAT OF CORRECTION RECORDED IN PLAT BOOK 71, PAGE 36, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: **8584 WHEELER PL., CROWN POINT, IN 46307**

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2023 TAXES PAYABLE 2024, 2024 TAXES PAYABLE 2025 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 1 day of February, 2024

David M. Cotton
DAVID M. COTTON

Maureen A. Cotton
MAUREEN A. COTTON

STATE OF INDIANA, COUNTY OF lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 1 day of February, 2024 personally appeared: **DAVID M. COTTON AND MAUREEN A. COTTON** and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 724041
My commission expires: 12/11/2027
Resident of lake County

Signature: [Signature]
Printed: Tia Lipscomb Notary Public

This instrument prepared by: **NATHAN D. VIS, Attorney at Law, ID No. 29535-45 VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303**
No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company.



RETURN DEED TO: **GRANTEES**
GRANTEE STREET OR RURAL ROUTE ADDRESS: **8584 WHEELER PL., CROWN POINT, IN 46307**
SEND TAX BILLS TO: **GRANTEES**

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. TL

[Signature]
Signature

Tia Lipscomb
Printed Name

COMMUNITY TITLE COMPANY
FILE NO 2327176