

NOT AN OFFICIAL DOCUMENT

2/25/2024 10:26 AM
01/07/2024 10:26 AM
TOTAL FEE: 25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 07 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2401108

Send Tax Statements to Grantee's Mailing Address:

Matthew Childress and Faith Childress

9517 Poplar Hill Drive

Crestwood, KY 40014

State ID #45-16-17-451-009.000-042

WARRANTY DEED

THIS INDENTURE WITNESSETH, that **Kyle R. Bacon, married**, (hereinafter referred to as "Grantor"), of Lake County, Indiana

CONVEYS AND WARRANTS

unto **Matthew Childress and Faith Childress, husband and wife**, (hereinafter referred to as "Grantees"), of Lake County, Indiana, for and in consideration in the amount of \$1.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described property located in Lake County, Indiana, to-wit:

The property is generally known as **301 Magnolia Drive, Crown Point, IN 46307** and being more particularly described, to-wit:

Lot Numbered 58 as shown on the recorded plat of Imperial Heights Second Subdivision in the City of Crown Point as per plat thereof, recorded in Plat Book 36, Page 86, in the Office of the Recorder of Lake County, Indiana.

Being the same property conveyed to Kyle R. Bacon, by Deed dated December 11, 2015, of record in Instrument No. 2015085445, in the Office of the Recorder of Lake County, Indiana.

Subject to any and all restrictions, easements and covenants of public record.

TO HAVE AND TO HOLD, the same unto said Grantees in fee simple as tenants in the entirety.

This conveyance is made free and clear of all liens and encumbrances, except restrictions and easements of record, and the 2023 payable in 2024 real estate taxes, and all taxes due thereafter, which the grantees hereby assume and agree to pay from and after the date of this Deed.

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IN WITNESSETH WHEREOF, the Grantor has executed this deed this 3 day of February, 2024.

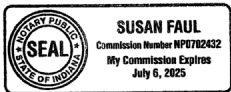
Grantor:

Kyle R. Bacon

Kyle R. Bacon

State of IN }
County of Lake } SS

I hereby certify that the foregoing deed was acknowledged, subscribed and sworn to before me, a Notary Public, in and for the State and County aforesaid, on this 3 day of February, 2024 by Kyle R. Bacon, married, Grantor, to be his true and lawful act and deed.



Susan Faul
Notary Public, State at Large, Indiana

Printed Name: Susan Faul

County of Residence: Lake

My Commission Expires: 7-6-25

Commission No. NP0702432

Prepared by:

DENNIS L. MATTINGLY, ATTORNEY
MATTINGLY-FORD P.S.C.
1650 UPS DRIVE, STE 102
LOUISVILLE, KY 40223
(502) 515-0915

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. David S. Dupps