

NOT AN OFFICIAL DOCUMENT

2024-507152
02/13/2024 02:45 PM
TOTAL FEES: \$5.70
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 13 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: FNW2303258-DS

THIS INDENTURE WITNESSETH, that Brandon Denton (Grantor) CONVEY(S) AND WARRANT(S) to Susan Forsythe (Grantee) for the sum of Ten Dollars (\$10.00) 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, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

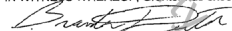
Property: 2613 41st Street, Highland, IN 46322

Tax ID No.: 45-07-28-179-023.000-026

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 9th day of February 2024.



Brandon Denton

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Brandon Denton who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 9th day of February 2024

Signature:

Printed: Dawn Stanley

Resident of: Lake County

State of: INDIANA

My Commission expires: July 29, 2026

Prepared By: Timothy R. Kuiper
Austgen Kuiper Jasaitis P.C.
130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address: 2613 41st Street
Highland, IN 46322

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: Dawn Stanley.

Return To: Susan Forsythe
2613 41st Street
Highland, IN 46322



FNW2303258

Fidelity - Highland

FIDELITY NATIONAL TITLE
FNW2303288

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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-07-26-179-023.000-026

LOT 16 IN HIGH SCHOOL ADDITION TO THE TOWN OF HIGHLAND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 32, PAGE 82 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder