

NOT AN OFFICIAL DOCUMENT

2024-504401
02/13/2024 10:12 PM
TOTAL FES: 2.00
BY: JAS
PG #: 1
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

TAX: LD. NO. 45-16-17-226-009.000-042

THIS INDENTURE WITNESSETH THAT, **SCOTT GREGORY DROSSART AND KATHRYN ANN DROSSART, HUSBAND AND WIFE, (GRANTORS)**, of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS TO **JASON MOSELEY, of LAKE County in the State of INDIANA, (GRANTEES)**, 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 15 IN GREENMEADOW MANOR, UNIT 3, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 35, PAGE 10, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 740 PETTIBONE ST., 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 9th day of February, 2024

Scott Gregory Drossart
SCOTT GREGORY DROSSART

Kathryn Ann Drossart
KATHRYN ANN DROSSART

STATE OF Indiana, COUNTY OF Lake SS: 9th

Before me, the undersigned, a Notary Public in and for said County and State, this 9th day of February, 2024, personally appeared: **SCOTT GREGORY DROSSART AND KATHRYN ANN DROSSART** and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribe my name and affixed my official seal.

Commission Number: 0698646
My commission expires: 5-10-25
Resident of Lake County

Signature: [Signature]
Printed: Darleen S. Birchel, 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: **740 PETTIBONE ST., CROWN POINT, IN 46307**
SEND TAX BILLS TO: **GRANTEES**

COMMUNITY TITLE COMPANY
FILE NO. 232254

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.

[Signature]
Signature

Darleen Birchel
Printed Name