

# NOT AN OFFICIAL DOCUMENT

2/22/2024 9:48 AM  
TAX: I.D. NO. 45-08-25-128-009-000-018  
PG #: 1  
RECORDED AS PRESENTED

STATE OF INDIANA  
NOTARY PUBLIC  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 14 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## WARRANTY DEED

TAX: I.D. NO. 45-08-25-128-008.000-018  
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THIS INDENTURE WITNESSETH, That JOHN WILLIAM GARREFFA, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to MARTHA HOWELL, (GRANTEE), 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:

THE SOUTH 70 FEET OF THE EAST 125 FEET OF THE EAST HALF OF BLOCK 3 AS SHOWN ON THE RECORDED PLAT OF ROACHDALE FARM, IN THE CITY OF HOBART RECORDED IN PLAT BOOK 14, PAGE 7 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 3860 BROWN STREET, HOBART, INDIANA 46342

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 12 day of February 2024.

JOHN WILLIAM GARREFFA

STATE OF INDIANA, COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 12 day of February, 2024, personally appeared: JOHN WILLIAM GARREFFA and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 698325  
My commission expires: 2/22/2025  
Resident of Lake County  
Signature: [Signature] Printed: Elizabeth Kinzie, 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: GRANTEE  
GRANTEE STREET OR RURAL ROUTE ADDRESS: 3860 BROWN STREET, HOBART, INDIANA 46342  
SEND TAX BILLS TO: GRANTEE

ELIZABETH R. KINZIE  
Notary Public - Seal  
Lake County - State of Indiana  
Commission Number NP0690325  
My Commission Expires Mar 22, 2025

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

ELIZABETH R. KINZIE  
Printed Name  
COMMUNITY TITLE COMPANY  
FILE NO. 2327346

ELIZABETH R. KINZIE  
Notary Public - Seal  
Lake County - State of Indiana  
Commission Number NP0690325  
My Commission Expires Mar 22, 2025