

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

BY: JAS
PG #: 3
RECORDED AS PRESENTED

Feb 22 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: FNW2302916

THIS INDENTURE WITNESSETH, that **Jermod D. Holder** (Grantor) CONVEY(S) AND WARRANT(S) to **Claudia E. Strong, a single woman** (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: 70 East 71st Avenue, Merrillville, IN 46410

Tax ID No.: 45-12-15-105-017.000-030

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 16th day of February, 2024.



Jermod D. Holder

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Jermod D. Holder 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 16th day of February, 2024

Signature: 
Printed: Angela Woodward
Resident of: Porter County
State of: Indiana
My Commission expires: April 27, 2026



FIDELITY NATIONAL TITLE
FNW2302916

NOT AN OFFICIAL DOCUMENT

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: 70 East 71st Avenue
Merrillville, IN 46410

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: Timothy R. Kuiper.

Return To: Claudia E. Strong
70 East 71st Avenue
Merrillville, IN 46410

Property of Lake County Recorder

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-12-15-105-017.000-030

PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF PIERCE AVENUE WHICH IS 1041.40 FEET NORTH AND 251.50 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE EAST 251.50 FEET TO THE CENTER OF CATHERINE STREET; THENCE NORTH IN THE CENTER OF CATHERINE STREET, 91.70 FEET; THENCE WEST 251.50 FEET; THENCE SOUTH 92.00 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 172 FEET THEREOF.