

# NOT AN OFFICIAL DOCUMENT

2/22/2024 3:16 PM  
01/21/2024 3:16 PM  
TOTAL PAGES: 23/30  
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 22 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## WARRANTY DEED

TAX: I.D. NO. 45-12-11-227-006.000-046

**THIS INDENTURE WITNESSETH THAT, CYNTHIA A. CARL, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS TO TROY DAVID ATKINSON, of LAKE County in the State of INDIANA, (GRANTEE), 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:**

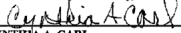
**LOT 14, VALLEY OAKS ESTATES, RECORDED IN BOOK 51, PAGE 27, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA.**

COMMONLY KNOWN AS: 3070 E 62ND PL., HOBART, IN 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 21st day of February, 2024.

  
CYNTHIA A. CARL

STATE OF INDIANA, COUNTY OF LAKE

SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 21st day of February, 2024, personally appeared: CYNTHIA A. CARL and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: NP0727054  
My commission expires: 06/03/2028  
Resident of Newton County

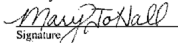
Signature   
Printed Mary Jo Hall, Notary Public

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: 3070 E 62ND PL., HOBART, IN 46342  
SEND TAX BILLS TO: GRANTEE

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

Mary Jo Hall  
Printed Name

COMMUNITY TITLE COMPANY  
FILE NO. 2324582