

u **NOT AN OFFICIAL DOCUMENT**

ONLINE DOCUMENTAL  
RECORDER

2024-006968

STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED

1:10 PM 2024 Feb 23

**Warranty Deed**

Parcel No.: 45-08-07-251-020.000-004

THIS INDENTURE WITNESSETH THAT:

April Calvert, not married, of 11320 Mulberry Dr, Mequon, WI 53092, USA, (the "Grantor") Convey(s) and Warrants(s), with general warranty covenants, unto Gustavo A Valdez, not married, of 1140 Bigger St, Gary, IN 46404, USA, and Nikki Aguilar, not married, of 1140 Bigger St, Gary, IN 46404, USA, (collectively the "Grantee"), for the sum of \$16,000.00 and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

~~Gary Heights S2. L.13 BL.11 ALL L.14 BL.11.~~

*Lot 14 and the South 1/2 of Lot 13 in Block 11, In Gary Heights,*

*In the City of GARY, As per plat thereof, Record in Plat Book 20 page 13, In the office of the recorder of Lake County, Indiana. U.C.*

The address of such real estate is commonly known as 1140 Bigger St, Gary, IN 46404, USA.

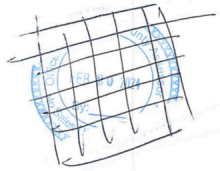
The Grantor attests for the Grantee and the Grantee's heirs and assigns that at and until the ensembling of these presents, the Grantor is well seized of the above described premises, as a good and indefeasible estate in fee simple, and has good right to convey the same in the manner and form above written.

Tax bills should be sent to Grantee at such address unless otherwise indicated below.

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

FEB 23 2024

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR



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IN WITNESS WHEREOF the Grantor has executed this deed this 17 day of February,  
2024.

Signed in the presence of:

Rodney T. Hayes  
Witness signature

April Calvert  
April Calvert

Rodney T. HAYES  
Witness name

Property of Lake County Recorder

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## Grantor Acknowledgement

STATE OF INDIANA

COUNTY OF Marion

Before me, a Notary Public in and for said County and State, personally appeared April Calvert, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, acknowledged to me that as a free and voluntary act and deed, the Grantor executed said instrument, for the uses and purposes set forth within this Warranty Deed.

Witness my hand and Notarial Seal this 17<sup>th</sup> day of Feb, 2024.

My Commission Expires: 03-31-2024

Sharlene Gail Dishon

Notary Public for the State of Indiana

County of Marion

Sharlene Gail Dishon

Printed Name

Resident of Marion County



588294

Recorder

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This instrument was prepared by: April Calvert

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. *HA*.

Send tax bills to:

Gustavo A Valdez, 1140 Bigger St, Gary, IN 46404, USA; Nikki Aguilar, 1140 Bigger St, Gary, IN 46404, USA

After recording, return to:

*Grantee*

Gustavo A Valdez, 1140 Bigger St, Gary, IN 46404, USA; Nikki Aguilar, 1140 Bigger St, Gary, IN 46404, USA