

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 28 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: CTNW2400291-MSW
CT Valparaiso LLC

THIS INDENTURE WITNESSETH, that Kimberly L. Valdivia (Grantor) CONVEY(S) AND WARRANT(S) to Samantha P. Skomac and Brandon R. Youngren as Joint Tenants with Rights of Survivorship (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:

For APN/Parcel ID(s): 45-08-13-456-015.000-020

THE NORTH 58 FEET OF THE SOUTH 236 FEET AND THE NORTH 58 FEET OF THE SOUTH 294 FEET OF THE EAST HALF OF BLOCK 23, IN THE THIRD SUBDIVISION TO EAST GARY, NOW LAKE STATION, AS SHOWN IN PLAT BOOK 10, PAGE 36, LAKE COUNTY, INDIANA.

Property: 2868 New Hampshire St, Lake Station, IN 46405

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 27th day of February, 2024.

Kimberly L. Valdivia
Kimberly L. Valdivia

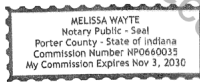
STATE OF INDIANA

COUNTY OF PORTER

Before me, a Notary Public in and for said County and State, personally appeared Kimberly L. Valdivia who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 27th day of February, 2024

Signature: Melissa Wayte
Printed: Melissa Wayte
Resident of: Porter County
State of: INDIANA
My Commission expires: November 3, 2030



Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 2868 New Hampshire St, Lake Station, IN 46405

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: Dena Phillips Farling.

① CTNW2400291

CHICAGO TITLE COMPANY, LLC