

2024 \$100.00
03/03/2024 12:15 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 01 2024 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

PERSONAL REPRESENTATIVE'S DEED

File No.: FNW2302645B-DS

THIS INDENTURE WITNESSETH that James Arvia as Personal Representative of the estate of Barbara J. Arvia, deceased which estate was administered without court supervision as Estate No. 45C01--2311-EU-000495 in the Circuit Court Court, of Lake County in the State of Indiana, pursuant to his power granted under Indiana Law, Grantor Conveys and Warrants to Patrick M. Giglio, Grantee, for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 2371 Deerpath Drive #309, Schererville, IN 46375

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

Tax ID No.: 45-11-15-385-033.000-036

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.

Grantor certifies under penalties of perjury that Barbara J. Arvia died on August 16, 2023.

IN WITNESS WHEREOF, Grantor has executed this deed this 29th day of March 2024.

James Arvia as Personal Representative of the estate of Barbara J. Arvia

BY: *James Arvia*
James Arvia, Personal Representative

State of Indiana

County of Lake

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared James Arvia, Personal Representative of the Estate of Barbara J. Arvia, deceased 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 29th day of March 2024

Signature: *[Handwritten Signature]*

Printed: Dawn Stanley

Resident of: Lake County

State of: INDIANA

My Commission expires: July 29, 2026



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: 2371 Deerpath Drive #309
Schererville, IN 46375

Fidelity-Highland

FIDELITY NATIONAL TITLE
FNW2302645B

FNW 2302645B

NOT AN OFFICIAL DOCUMENT

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: Dawn Stanley.

Return To: Patrick M. Giglio
2371 Deerpath Drive #309
Schererville, IN 46375

Property of Lake County Recorder

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 45-11-15-385-033.000-036

UNIT 309 IN BUILDING 2371 OF DEERPATH ESTATES PHASE 1 CONDOMINIUMS AS CREATED BY A DECLARATION RECORDED IN INSTRUMENT NUMBER 572045 AND AS BUILT FLOOR PLANS RECORDED AS PLAT 51 PAGE 99 AND SUPPLEMENTAL DECLARATION AND/OR AMENDMENT RECORDED AS INSTRUMENT NUMBER 651214 AND ANY ADDITIONAL SUPPLEMENTAL DECLARATIONS AND/OR AMENDMENTS THERETO WHICH ARE RECORDED IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS AND LIMITED COMMON AREAS.

Property of Lake County Recorder