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DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 02 2024 LM

PEGGY HOLINGA-KATONA LAKE COUNTY AUDITOR

BY: JAS

PG #: 1 RECORDED AS PRESENTED GINA PIMENTEL RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-07-21-404-006.000-026

SEND TAX BILLS TO: GRANTEES

THIS INDENTURE WITNESSETH, That JOSEPH B. NEWTON, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to BRYAN P. CONDON AND KARLIE LAUREN CONDON, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, (GRANTEES), of LAKE County in the State of INDIANA, 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:

THE NORTH 89 FEET OF LOT 4, AND THE NORTH 104 FEET OF LOT 5, BLOCK 13, IN THE ORIGINAL TOWN OF HIGHLAND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 86, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 2820 CONDIT STREET, HIGHLAND, INDIANA 46322

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, STATE OF INDIANA, COUNTY OF Before me, the undersigned, a Notary Public in and for said County and State, this 2024 personally appeared: JOSEPH B. NEWTON and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. 0629646 Commission Number: My commission expires: 70-21 Signature Resident of County Printed Notary Public DARLEEN S. BIRCHEL My Coromission Expires This instrument prepared by: NATHAN D. VIS. Attorney at Law. ID No. 29535-45 May 10, 2025 VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303 mmission Number NP0699646 No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or formake County of holding ownership. All information used supplied by title company. RETURN DEED TO: GRANTEES GRANTEE STREET OR RURAL ROUTE ADDRESS: 2820 CONDIT STREET, HIGHLAND, INDIANA 46322 COMMUNITY TITLE COMPANY

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