

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 02 2024 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2/28/2024 01:48 PM
04/03/2024 01:48 PM
TAXES PAID: 23.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH, That **MT MORIAH MISSIONARY BAPTIST CHURCH** ("Grantor"), CONVEYS AND WARRANTS to **MICHAEL JAMES NEWTON**, an adult ("Grantee"), of PIERCE County, in the State of WASHINGTON, for the sum of Ten and No/100—Dollars (\$10.00) and other valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

LOT 6, BLOCK 4, JOHN GUNSENHAUSER'S 1ST ADDITION TO GARY, LAKE COUNTY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 23B, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Subject to current real estate property taxes and assessments not delinquent and subject to real estate property taxes and assessments payable thereafter.

Tax Identification Number: 45-08-10-383-001.000-004.

Subject to all easements, agreements, rights-of-way, and restrictions of record.

The address of such real estate is commonly known as 701 E. 20th Avenue, Gary, Indiana 46407.

The undersigned person(s) executing this deed on behalf of Grantor represent(s) and certify(ies) that he/she/they has/have been fully empowered, by proper entity resolution of Grantor, to execute and deliver this Deed; that Grantor has full entity capacity to convey the real estate described herein; and that all necessary entity action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this Deed to be effective this 29th day of March, 2024.

Signature page to follow next

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NOT AN OFFICIAL DOCUMENT

GRANTOR:
MT MORIAH MISSIONARY BAPTIST CHURCH

By Pastor Marion J. Johnson, As President
Signature Title

Pastor Marion J. Johnson, As President
Printed Name Title

STATE OF INDIANA)
COUNTY OF Lake) SS:

Before me, a Notary Public in and for said County and State, personally appeared Pastor Marion J. Johnson, as Pastor/President of and for and on behalf of **MT MORIAH MISSIONARY BAPTIST CHURCH**, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, 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.

My Commission Expires:

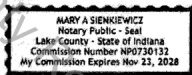
NOVEMBER 23, 2028

Signature

Printed

Mary A. Sienkiewicz
MARY A Sienkiewicz
Notary Public

Residing in Lake County, State of Indiana.



Grantee's Post Office mailing address is 7320 194th Ave E, Bonney Lake, WA 98391.

Send tax bills to Grantee at the address of 7320 194th Ave E, Bonney Lake, WA 98391.

Prepared for the benefit of Investors Title Service, Inc. and from information provided in its File No.: 24-022903.

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Name: Jeffrey R. Slaughter, Attorney at Law, Declarant.

This instrument was prepared by **JEFFREY R. SLAUGHTER**, Attorney at Law #362-49, 8310 Allison Pointe Boulevard, Suite 205, Indianapolis, Indiana 46250 / Telephone 317-579-0816.