

2024-513293
04/30/2024 18:46 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 2
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 29 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: FNW2400413-SMS

THIS INDENTURE WITNESSETH, that Russell Arthur Milton, Jr. (Grantor) CONVEY(S) AND WARRANT(S) to Ashley Nicole Wagner (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:

Lot 282 in Lake Hills Resubdivision Unit 7, as per plat thereof, recorded in Plat Book 99 page 60, in the Office of the Recorder of Lake County, Indiana, excepting therefrom that part described as follows: Beginning at the Northeast corner of said Lot 282; thence South 32 degrees 55 minutes 15 seconds West, on the Southeasterly line of said Lot 282, a distance of 150.00 feet to the Southeast corner of said Lot 282; thence North 57 degrees 04 minutes 45 seconds West on the Southwesterly line of said Lot 282, a distance of 64.39 feet to a point; thence North 42 degrees 23 minutes 11 seconds East, a distance of 152.37 feet to a point, said point being on the Northeast curved line of said Lot 282; thence on the arc of a circle convex to the Southwest, having a radius of 60.00 feet and an arc length of 6.02 feet to a point of curve; thence South 57 degrees 04 minutes 40 seconds East, a distance of 33.32 feet to the point of beginning.

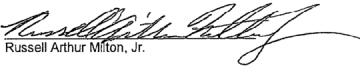
Property: 10013 Settlers Ct., Saint John, IN 46373

Tax ID No.: 45-11-28-482-004.000-035

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 23rd day of April, 2024.



Russell Arthur Milton, Jr.

FIDELITY NATIONAL TITLE
FNW2400413

NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Russell Arthur Milton, Jr. who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 23rd day of April, 2024

Signature: 

Printed: Shannon Stiener

Resident of: Lake County

State of: INDIANA

My Commission expires: March 8, 2031



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: 10013 Settlers Ct.
Saint John, IN 46373

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: Shannon Stiener.

Return To: Ashley Nicole Wagner
10013 Settlers Ct.
Saint John, IN 46373