

DULY ENTERED FOR TAXATION  
 SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 29 2024 BDD

PEGGY HOLINGA-KATONA  
 LAKE COUNTY AUDITOR

## WARRANTY DEED

THIS INDENTURE WITNESSETH, that James D. Sinclair and Joy E. Sinclair, Husband and Wife Grantor(s)), CONVEYS AND WARRANTS Julian Christopher Palmer and Kyla F. Palmer, Husband and Wife Grantee(s)), for the sum of Ten Dollars and zero cents (\$10.00) and no valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

THE WEST 12 1/2 FEET OF LOT 30, ALL OF LOTS 31 AND 32, BLOCK 13, GOLFMOR, IN THE TOWN OF HIGHLAND, AS SHOWN IN PLAT BOOK 21, PAGE 56 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property Address: 3327 Highway Avenue, Highland, IN 46322

Parcel ID: 45-07-22-308-015.000-026

Subject to the following:

- (a) Any and all easements, encumbrances, covenants, restrictions, conditions, rights-of-way and other matters of record;
- (b) Zoning ordinances and other governmental restrictions affecting the use of the real estate;
- (c) Current real estate taxes and assessments not delinquent and all real estate taxes and assessments arising hereafter; and
- (d) Any and all matters which would be disclosed by a current and accurate survey of the real estate.

IN WITNESS WHEREOF, Grantors have executed this Deed this 25th day of April, 2024

James D. Sinclair  
 James D. Sinclair

Joy E. Sinclair  
 Joy E. Sinclair

COUNTY OF LAKE STATE OF INDIANA

Before me, the undersigned, a Notary Public in and for said County and State, this 25th day of April, 2024 personally appeared James D. Sinclair and Joy E. Sinclair, Husband and Wife who acknowledged the execution of the foregoing Warranty Deed and who, having been duly sworn, stated that the representations herein contained are true.

My Commission Expires:

7/13/31

Signed:

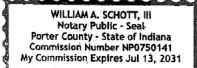
William A. Schott III

Resident of: Porter County, IN

Printed:

WILLIAM A. SCHOTT III

(SEAL)



Redaction Statement: 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. Lisa Palmer

Prepared by: Janice Shel, Attorney at Law, #25092-46, 152 N 400 W, LaPorte, IN 46350, 219-363-3499

Grantee's & Mail tax bills to: 3327 Highway Avenue, Highland, IN 46322  
 Liberty Title File No: NWI24004769