

2024-1300
04/30/2024 12:13 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILES 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

TAX ID NUMBER(S)
State ID Number Only 45-07-15-376-014.000-026

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

James Dutcher and Twila D. Dutcher, Husband and Wife

CONVEY(S) AND WARRANT(S) TO


Avery James Taylor and Trinity Leeann Taylor, Husband and Wife, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 26th day of April, 2024.



James Dutcher



Twila D. Dutcher

NOT AN OFFICIAL DOCUMENT

State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **James Dutcher and Twila D. Dutcher** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 26th day of April, 2024.

June 26, 2030
My Commission Expires:

Commission No.
LAKE INDIANA
Notary Public County and State of Residence

Deborah J Bridges
Signature of Notary Public
DEBORAH J BRIDGES
Printed Name of Notary

This instrument was prepared by:
Andrew R. Drake, Attorney-at-Law
Meridian Title Corporation
1120 W. Oak Street, Ste. 250, Zionsville, IN 46077



Property Address:
3348 North Drive
Highland, IN 46322

Grantee's Address and Mail Tax Statements To:
3348 North Drive
Highland, IN 46322

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. Andrew R. Drake

NOT AN OFFICIAL DOCUMENT

EXHIBIT A

Lot 13 in Block 13 in Homestead Gardens Master Addition, Blocks 12 and 13, as per plat thereof recorded in Plat Book 34, Page 3, in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder