

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 30 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Mail recorded deed and tax bills to:
GRANTEE'S ADDRESS:
11878 W. 123rd Ave.
Cedar Lake, IN 46303 -0795

SPECIAL WARRANTY DEED

Order # FNW2400645

THIS INDENTURE WITNESSETH, That HANOVER DEVELOPMENT LLC an Indiana limited liability company

("Grantor") of LAKE County in the State of INDIANA

CONVEY AND WARRANT TO John F. Ballard and Stacie L. Ballard, husband and wife

of LAKE County in the State of INDIANA

the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

Lot 119 in Birchwood Farms Subdivision-Phase 4, an Addition to the Town of Cedar Lake, as per plat thereof, recorded in Plat Book 115 page 32, in the Office of the Recorder of Lake County, Indiana.

Parcel No. 45-15-17-488-002.000-014
More commonly known as 11878 W. 123rd Ave., Cedar Lake, IN 46303-0795
Subject to all covenants, easements and restrictions of record.

Subject to 2024 real estate taxes payable 2025, and all years thereafter.

Dated this 25th day of April, 2024.

HANOVER DEVELOPMENT LLC

By: OD ENTERPRISES, INC., its Manager

By: [Signature]
Scot F. Olthof,
Member of Hanover Development LLC
Vice President and Treasurer



STATE OF INDIANA
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 25th day of April, 2024, personally appeared: Scot F. Olthof, Member of Hanover Development LLC and Vice President and Treasurer of OD Enterprises, Inc., Manager of Hanover Development LLC acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 11/12/2028 Signature [Signature]
Resident of Lake County Printed Stephanie L. Richerme, Notary Public

AFFIRMATION

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. Scot F. Olthof
Scot F. Olthof

This instrument prepared by: Greg A. Bouwer, Koransky, Bouwer & Poracky, PC, 425 Joliet St., Suite 425, Dyer, IN 46311

FIDELITY NATIONAL TITLE
FNW2400645

NOT AN OFFICIAL DOCUMENT

COMMISSION NUMBER

NP0639823

Property of Lake County Recorder