

NOT AN OFFICIAL DOCUMENT

2024-5-13575
047-30 / 2024 02:23 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3
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 30 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH That

PROPER TITLE, LLC

Logan Dexter and Rebecca N. Dexter, husband and wife

(Grantors), of Lake County, in the State of Indiana **CONVEYS AND WARRANTS** to

Nathaniel Buss, an unmarried man

(Grantees), of Lake County, in the State of Indiana, for and in consideration of the sum of \$10.00 and other valuable consideration in receipt whereof is hereby acknowledged, the following described real estate in Lake County, Indiana:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

Parcel No(s): 45-16-05-477-001-000-042

Commonly known as: 603 E. Monitor Street, Crown Point, IN 46307.


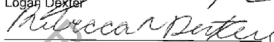
This conveyance is made subject to:

1. *Special assessments and Real Estate taxes for the year 2023 payable in 2024 and subsequent years.*
2. *All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.*
3. *The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use and occupancy of said real estate.*

[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, Grantors have executed this Deed this 29 day of April, 2024.

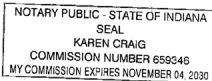

Logan Dexter

Rebecca N. Dexter

STATE OF INDIANA
COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 29 day of April, 2024, personally appeared Logan Dexter and Rebecca N. Dexter and acknowledged the execution of the foregoing instrument.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Notary Public, Resident of Lake County
Printed Name: Karen Craig
My Commission Expires: November 4, 2030



This Instrument Prepared By: Kathy J. Kwak, on behalf of Proper Title LLC
322 Indianapolis Blvd., Suite 200
Schererville, IN 46375
Phone: (219) 440-6490

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: Kathy J. Kwak

Grantee Address/Mail Tax Statements and After
Recording Return To:

Nathaniel Buss
603 E. Monitor Street
Crown Point, IN 46307

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Exhibit A

THE WEST HALF OF LOTS 3 AND 4, BLOCK 23, RAILROAD ADDITION TO CROWN POINT, AS SHOWN IN MISCELLANEOUS RECORD "A", PAGE 508, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder