

# NOT AN OFFICIAL DOCUMENT

2024-05-16 11:02:04 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

May 21 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## WARRANTY DEED

File No.: FNW2401037-SMS

**THIS INDENTURE WITNESSETH**, that Lyle T. Wathier, II (Grantor) CONVEY(S) AND WARRANT(S) to Jerome E. Groat, Jr. (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 22 and the West 2 feet of Lot 23 in Carroll's First Beaver Dam Addition, as per plat thereof, recorded in Plat Book 37 page 60, in the Office of the Recorder of Lake County, Indiana.

**Property:** 440 W. Anderson Ct., Crown Point, IN 46307

**Tax ID No.:** 45-16-05-303-008.000-042 and 45-16-05-303-009.000-042

**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 17th day of May, 2024.



Lyle T. Wathier, II

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Lyle T. Wathier, II 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 17th day of May, 2024

Signature: 

Printed: Shannon Stiener

Resident of: Lake County

State of: INDIANA

My Commission expires: March 8, 2031



FIDELITY NATIONAL TITLE  
FNW2401037

# NOT AN OFFICIAL DOCUMENT

**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:** 440 W. Anderson Ct.  
Crown Point, IN 46307

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:** Jerome E. Groff, Jr.  
440 W. Anderson Ct.  
Crown Point, IN 46307

Property of Lake County Recorder