

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 20 2024 SLG

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## WARRANTY DEED

TAX: I.D. NO. 45-15-33-476-008.000-014

THIS INDENTURE WITNESSETH THAT, ROBERT W. SHOWALTER II AND TINA SHOWALTER, HUSBAND AND WIFE, (GRANTORS), of LAKE County in the State of INDIANA, CONVEY AND WARRANT TO CELIA VANDRUNEN AND MARK VANDRUNEN, WIFE AND HUSBAND, of LAKE County in the State of INDIANA, (GRANTEES), in consideration of One Dollar (\$1.00) 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:

THE SOUTH 1/2 OF LOT 64 IN LYNNWAY UNIT 2, TO THE TOWN OF CEDAR LAKE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 96 PAGE 28, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 14816 CAREY ST., #A, CEDAR LAKE, IN 46303

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2023 TAXES PAYABLE 2024, 2024 TAXES PAYABLE 2025 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 17<sup>th</sup> day of June, 2024


  
ROBERT W. SHOWALTER II

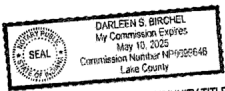
  
TINA SHOWALTER

STATE OF Indiana, COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 17<sup>th</sup> day of June 2024, personally appeared: ROBERT W. SHOWALTER II AND TINA SHOWALTER and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 0698646  
My commission expires: 5-1-2027  
Resident of Lake County

  
Signature  
Printed Darleen S. Birchel, Notary Public



COMMUNITY TITLE COMPANY  
FILE NO. 2428037

2024-520060  
06/21/2024 08:34 AM  
TOTAL FEES: 25.00  
BY: SP  
PG #: 2  
RECORDED AS PRESENTED  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

# NOT AN OFFICIAL DOCUMENT

This instrument prepared by:

NATHAN D. VIS, Attorney at Law, ID No. 29535-45  
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303  
No legal opinion given to Grantor(s) or Grantee(s) in  
Preparation of deed or form of holding ownership. All  
information used supplied by title company.

RETURN DEED TO: **GRANTEES**

GRANTEE STREET OR RURAL ROUTE ADDRESS: **14816 CAREY ST., #A, CEDAR LAKE, IN 46303**

SEND TAX BILLS TO: **GRANTEES**

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.

  
Signature

DARLEEN S. BIRCHEL  
Printed Name

Property of Lake County Recorder