NOT AN OFFICIAL D

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER PG #: 2 RECORDED AS PRESENTED

FILED FOR RECORD
GINA PIMENTEL
RECORDER

Jun 20 2024 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Mail tax bills to: 434 Pontiac Rd Parcel No. 45-23-33-428-001.000-037

45-23-33-428-002.000-037

Schererville, IN 46375

WARRANTY DEED

THIS INDENTURE WITNESSETH, that, Carl A. Studer and Antoinette Studer ("Grantors") of Lake County in the State of Indiana, CONVEY(S) AND WARRANT(S) TO Sergio Flores ("Grantee") of Lake County in the State of Indiana, in consideration of One Dollar 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:

PARCEL 1: LOT 443, LOT 444, LOT 445 AND LOT 446, AS MARKED AND LAID DOWN ON THE RECORDED PLAT OF UNIT NO. 4 OF PON & CO'S RIVERSIDE FARMS, AS SHOWN IN PLAT BOOK 27 PAGE 61, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2: LOT 448, AS MARKED AND LAID DOWN ON THE RECORDED PLAT OF UNIT NO. 4 OF PON AND CO'S RIVERSIDE FARMS, AS SHOWN IN PLAT BOOK 27 PAGE 61, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 9719 241st Ave., Schneider, IN 46376

Grantee's address: 434 Pontiac Rd., Schererville, IN 46375

Subject to: Taxes for 2023 and subsequent years, building lines, covenants and restrictions.

NORTHWEST INDIANA TITLE 162 WASHINGTON STREET LOWELL, IN 46356 219-696-0100

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantor has executed this deed this June 12, 2024.

Antoinette Studer

STATE OF INDIANA

OSS:

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Carl A. Studer and Antoinette Studer who acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial Seal this June 12, 2024.

My commission expires: 6/17/2028

County of Residence: Lake

(SEAL)



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.

RICHARD A. ZUNICA

This Instrument prepared by: Attorney Richard A. Zunica, 162 Washington Street, Lowell, IN 46356, File No. 24-28266