

NOT AN OFFICIAL DOCUMENT

2024-524690
\$77.6 2024 10:30 AM
TOTAL FEES 25.00
BY: MA
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

Jul 26 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

J.A.

Grantee and

Mail Tax Bills To:
Ryan James Anderson
51 Inverness Lane
Scherverville, IN 46375

Key No. 45-11-06-228-014.000-036

PERSONAL REPRESENTATIVE'S DEED

PAUL D. BURNS, as Personal Representative of the Estate of Martha Burns, deceased, which estate is pending in the Superior Court of Lake County, Indiana, under Cause No. 45D11-2403-EU-000107, by virtue of the power and authority granted to a personal representative under the Indiana Code proceeding under Unsupervised Administration, and for good and sufficient consideration, conveys to:

**GREGORY M. ANDERSON AND GINA ANDERSON, HUSBAND AND WIFE,
AND RYAN JAMES ANDERSON, AS JOINT TENANTS WITH RIGHTS
OF SURVIVORSHIP**

the following described real estate in Lake County, State of Indiana, to-wit:

APARTMENT UNIT 51, 51 INVERNESS LANE, SCHERVILLE, INDIANA, IN COUNTRY CLUB CONDOMINIUM OF BRIAR RIDGE, A HORIZONTAL PROPERTY REGIME, AS PER DECLARATION RECORDED SEPTEMBER 2, 1983 AS DOCUMENT NO. 723905 AND AMENDED BY FIRST AMENDMENT THERETO RECORDED MAY 1, 1984 AS DOCUMENT NO. 754876 AND FURTHER AMENDED BY SECOND AMENDMENT RECORDED DECEMBER 2, 1986 AS DOCUMENT NO. 888699 AND RE-RECORDED DECEMBER 15, 1986 AS DOCUMENT NO. 891146 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. TOGETHER WITH AN UNDIVIDED 5.444% INTEREST IN THE COMMON AREAS AND FACILITIES APPERTAINING THERETO, UNTIL SUCH TIME AS SUPPLEMENTAL DECLARATIONS ANNEXING ADDITION PHASES ARE RECORDED PURSUANT TO ARTICLE XX OF THE DECLARATION AT WHICH TIME THE UNDIVIDED INTEREST IN THE COMMON AREAS SHALL BE REDUCED AS SET OUT IN SAID DECLARATION.

Grantees' Address/Commonly Known As: 51 Inverness Lane, Scherverville, IN, 46375

Subject to the following:

1. Real Estate taxes and assessments for the year 2024 payable in 2025, and all years subsequent thereto.
2. Easements, covenants and restrictions contained in prior instruments of record; all building and zoning laws, ordinances, legal drains, right-of-way, and other matters which would be disclosed by an accurate survey of the premises.
3. Liens and encumbrances, if any, created by the acts of the herein grantee.

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IN WITNESS whereof, the said PAUL D. BURNS, as Personal Representative of the Estate of Martha Burns, deceased, has hereunto set his hands this 15 day of July, 2024.

Paul D. Burns

Paul D. Burns, Personal Representative of the Estate of Martha Burns

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 15 day of July, 2024, personally appeared: Paul D. Burns as Personal Representative of the Estate of Martha Burns, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Lesa A. Potacki

Lesa A. Potacki, Notary Public



My commission expires: 02/13/2026
President of Lake County, Indiana

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. /s/ Gary P. Bonk

This Instrument Prepared By: Gary P. Bonk, Attorney at Law (Attorney No. 20519-45)
900 Parker Place, Suite A
Schererville, Indiana 46375 (219) 864-7800